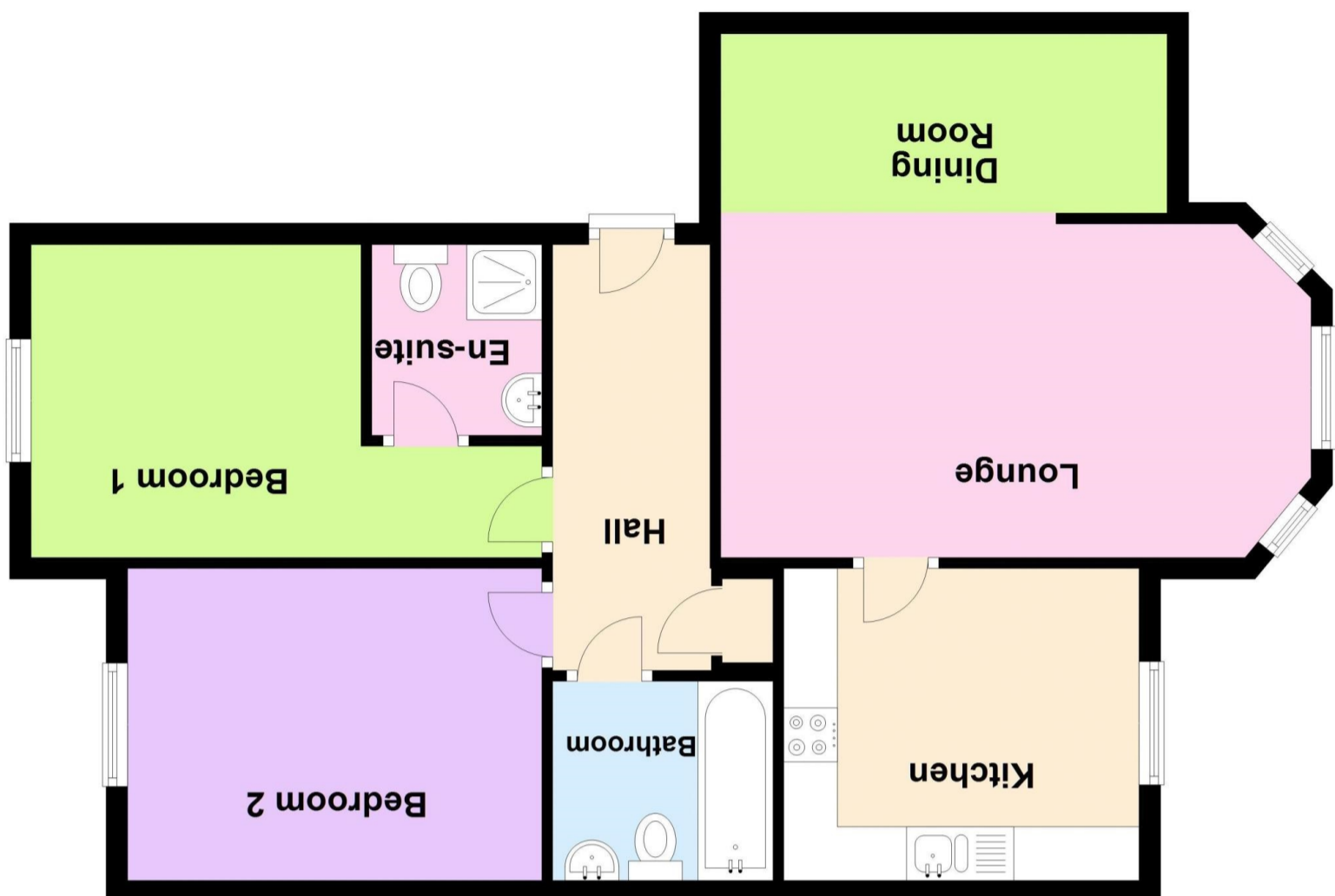




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.



| Energy Efficiency Rating | |
|---|---------|
| Potential | Current |
| Very energy efficient - lower running costs | |
| A (92+) | 83 |
| B (81-91) | 84 |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |
| England, Scotland & Wales | |
| EU Directive 2002/91/EC | |



Flat 10, 35 Melrose Court, Mellish Road, Walsall, WS4 2BT

OFFERS REGION £165,000



FLAT 10 MELROSE COURT, 35 MELLISH ROAD, WALSALL

This well presented first floor flat forms part of this prestigious development located on the corner of Leigh Road and Mellish Road and is well served by public transport services along both Mellish Road and Lichfield Road, providing access to neighbouring areas, and is within reasonable walking distance of the renowned Walsall Arboretum, Park Lime Pits Nature Reserve and Lakes and towards Walsall town centre.

Viewing is highly recommended to fully appreciate the accommodation, which briefly comprises the following: - (all measurements approximate)



COMMUNAL ENTRANCE

with security entry system and stairs to FIRST FLOOR.

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, coved cornices, wooden flooring and built-in store cupboard.

LOUNGE

5.50m x 3.09m (18' 1" x 10' 2") having three double glazed windows to front, two ceiling light points, central heating radiator, coved cornices and wooden flooring.



DINING AREA

4.14m x 1.70m (13' 7" x 5' 7") having ceiling light point, central heating radiator, two wall light points and wooden flooring.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We understand that the property is LEASEHOLD for a term of 125 years from 25 March 2001 at a current ground rent of £100 per annum, which we understand is subject to review. Please note that we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

SERVICE CHARGE

We understand that the current service charge payable is approximately £1300 per annum and is reviewed on an annual basis. We have not had sight of any documentary evidence to verify this information and prospective purchasers should clarify the position via their Solicitors.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/06/03/24

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WELL APPOINTED KITCHEN

3.32m x 2.89m (10' 11" x 9' 6") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, integrated washing machine, ceiling light point, central heating radiator, central heating boiler and double glazed window to front.

BEDROOM NO 1

4.77m maximum x 3.11m (15' 8" x 10' 2") having double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator and extractor fan.

BEDROOM NO 2

3.85m x 2.92m (12' 8" x 9' 7") having double glazed window to rear, ceiling light point, central heating radiator and coved cornices.



BATHROOM

having white suite comprising panelled bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, ceiling light point, heated towel rail and extractor fan.

OUTSIDE

ATTRACTIVELY LANDSCAPED, COMMUNAL GARDENS

REAR CAR PARK

having ALLOCATED PARKING SPACE approached via Leigh Road.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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