



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.

World Energy Efficiency Rating has been made to ensure the accuracy of the Energy Efficiency Rating. Measurements of energy efficiency, room and other data are taken on the property and are not guaranteed. The data is for information purposes only and should be used as a guide only. As to the accuracy of the Energy Efficiency Rating, Fraser Wood Residential is not responsible for any errors or omissions. Measurements were taken on 15/09/2022.



FIRST FLOOR

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	83
B (81-91)	83
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	



47 Tasker Street, Walsall, WS1 3QN

PRICE £90,000



47 TASKER STREET, WALSALL

This modern two bedroomed first floor apartment is situated within walking distance of Walsall town centre, being well served by all amenities including shopping facilities, public transport services to neighbouring areas and Walsall rail station, which provides commuter rail services to Birmingham city centre, Rugeley Trent Valley and links to further afield.

The property affords an excellent opportunity for the first time buyer or property investor and briefly comprises the following:- (all measurements approximate)

COMMUNAL ENTRANCE

with security entry phone and stairs leading to first floor.

APARTMENT 47

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, built-in store cupboard and intercom system.

OPEN PLAN LOUNGE/KITCHEN

6.75m x 3.38m (22' 2" x 11' 1") comprising:

LOUNGE AREA having UPVC double glazed window to side, two ceiling light points, central heating radiator and UPVC double glazed French doors to Juliet style balcony.

KITCHEN AREA having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, built-in oven with four-ring gas hob and extractor hood over, appliance space, plumbing for automatic washing machine, two ceiling light points, central heating radiator, central heating boiler and UPVC double glazed window to front.



BEDROOM NO 1

3.69m x 3.27m (12' 1" x 10' 9") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 2

2.18m x 2.14m (7' 2" x 7' 0") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BATHROOM

having white suite comprising panelled bath with fitted shower unit and glazed screen, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, extractor fan and UPVC double glazed window to rear.



OUTSIDE

COMMUNAL PARKING with ALLOCATED PARKING SPACE

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 the property is LEASEHOLD for a term of 125 years from 1 January 2014 at an initial ground rent of £200 per annum, reviewable on the 21st anniversary of the term and subsequently any twenty-first anniversary of the term thereafter. We understand the rent payment date is 1 January each year. We have not had sight of the Title Deed for confirmation of the foregoing and prospective purchasers are advised to clarify the position via their solicitor/legal representative.



SERVICE CHARGE

We understand that there is a SERVICE CHARGE payable to the Management Company each year and we are awaiting confirmation of the amount currently payable.

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 A with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/27/03/26

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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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