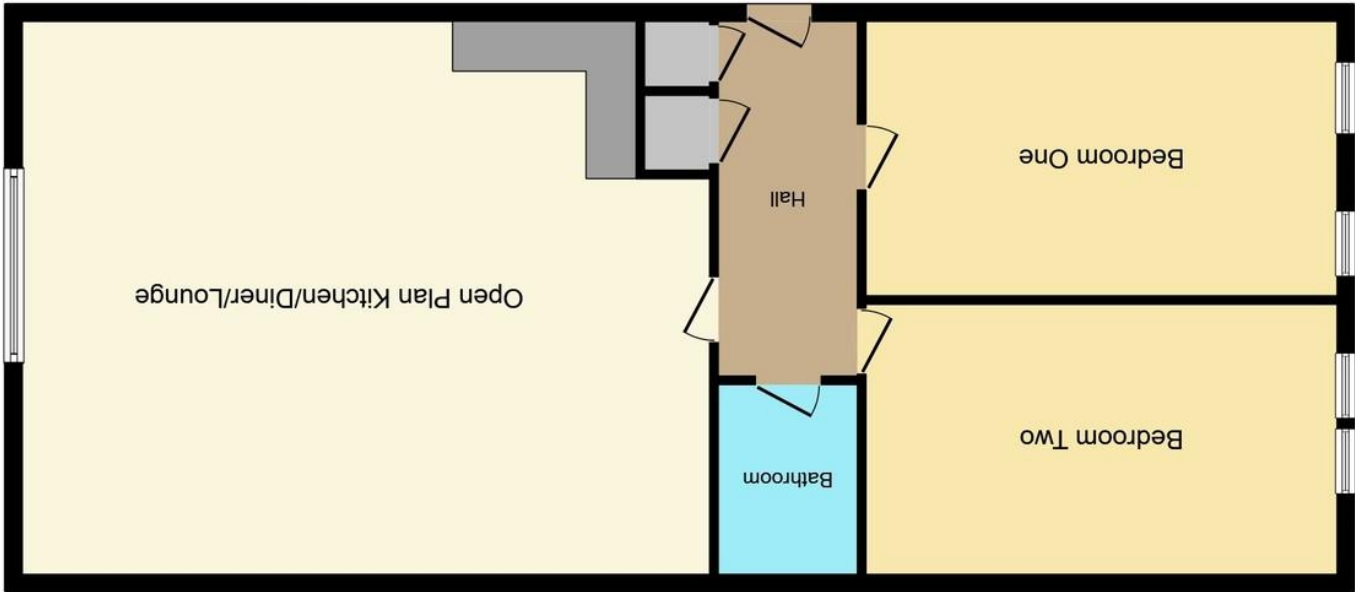
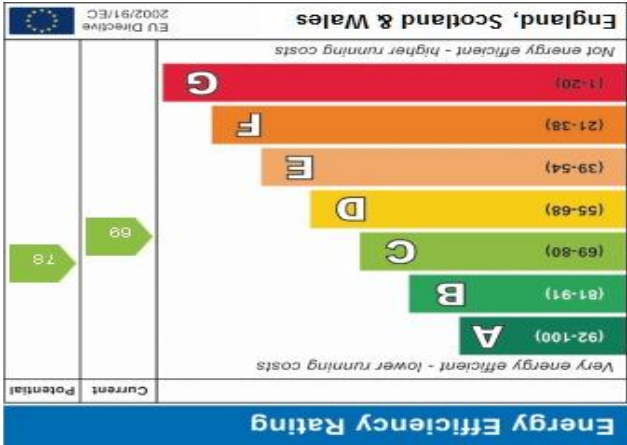


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- Second Floor Apartment
- Open Plan Lounge/Kitchen Diner
- Two Double Bedrooms
- Allocated Parking Space
- Well Maintained Communal Grounds
- Popular Residential Location



Monarch Court, Cook Street, Wednesbury, WS10 9FD

£95,000



Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

ATTENTION FIRST TIME BUYERS, INVESTORS AND DOWNSIZERS. Situated within an popular residential development and benefiting from allocated parking, well maintained grounds and surroundings this well presented SECOND FLOOR APARTMENT benefits from everything modern living has to offer, allowing the lucky purchaser to drop their furniture and move in without having to do any major work. MUST BE VIEWED to fully appreciate the overall presentation and location of the accommodation on offer. Benefitting from NO UPWARD CHAIN. Call Green & Company to arrange your viewing.

COMMUNAL ENTRANCE GIVING ACCESS TO ALL FLOORS

HALL approached via reception door, having ceiling light point, power points, wall mounted electric heater, airing cupboard and doors off to all rooms.

OPEN PLAN LOUNGE KITCHEN/DINER 20' 1" (max.) x 15' 7" (max.) (6.12m x 4.75m) having double glazed window to front elevation, ceiling light points, power points, wall mounted electric heater and access to kitchen which comprises of: wall/base units, sink, integrated fridge/freezer, integrated hob with extractor over, integrated oven, space and plumbing for washing machine.

BEDROOM ONE 13' 6" x 9' 1" (4.11m x 2.77m) having double glazed skylight windows to rear elevation, ceiling light point, power points and wall mounted electric heater.

BEDROOM TWO 13' 0" x 10' 0" (3.96m x 3.05m) having double glazed skylight windows to rear elevation, ceiling light point, power points and wall mounted electric heater.

BATHROOM having a white suite comprising panelled bath with taps/shower over, wash hand basin with taps over, low level WC with push button facility and tiled walls in complimentary ceramics to splash prone areas.

OUTSIDE

COMMUNAL GROUNDS

PARKING having one allocated parking space.

COUNCIL TAX BAND A Walsall Metropolitan Borough Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approx. 110 years remaining on the lease. Current service charge is approx. £4000 per annum for the next two years due to Section 20 works (paid in two instalments) and the current ground rent is approx. £10 per annum. We would advise all interested parties to obtain verification concerning the lease through their Solicitor or Surveyor.

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GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor.

Please note that all measurements are approximate.