

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

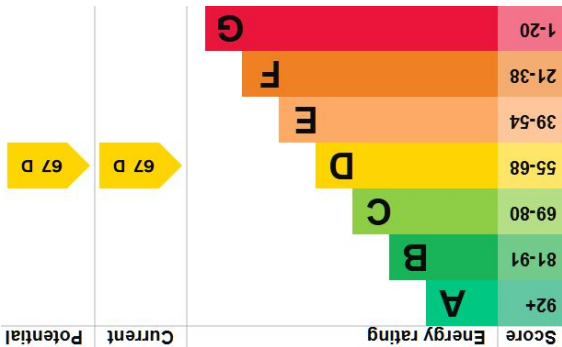
LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyor.



Great Barr | 0121 241 4441



- Well Presented Throughout
- Open Plan Lounge Kitchen/Diner
- One Bedroom & Bathroom
- Residents Lift To All Floors
- Well Maintained Communal Grounds

Tameway Plaza, 48 Bridge Street, Walsall, WS1 1JJ

Offers Over £70,000



Property Description

DRAFT DETAILS - A WAITING VENDOR APPROVAL

ATTENTION ALL BUYERS - Green & Company are delighted to offer this well presented one bedroom flat in this sought after and convenient location within easy reach of public transport. The property currently has a good paying tenant in-situ offering an excellent investment opportunity to potential investors. Our vendors have also informed us they are willing to sell the property vacant possession upon completion if required. Tameway Plaza enjoys a variety of amenities, local shops, coffee houses, bars and restaurants within walking distance. In brief the accommodation comprises of hall, open plan lounge/kitchen/diner, bedroom and bathroom. Outside there are well maintained communal grounds. MUST BE VIEWED to fully appreciate the presentation and location of the accommodation on offer.

Council Tax Band A - Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice likely available for Three, O2 and Vodafone, limited for EE and data likely available for Three, limited for EE, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 20 Mbps.

Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 100 Mbps.

Networks in your area - Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the



offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with lease term of approx. 122 years remaining. Ground rent is approx. £200 payable per annum (ground rent review tbc) and service charge approx. £650 payable per annum. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification 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.