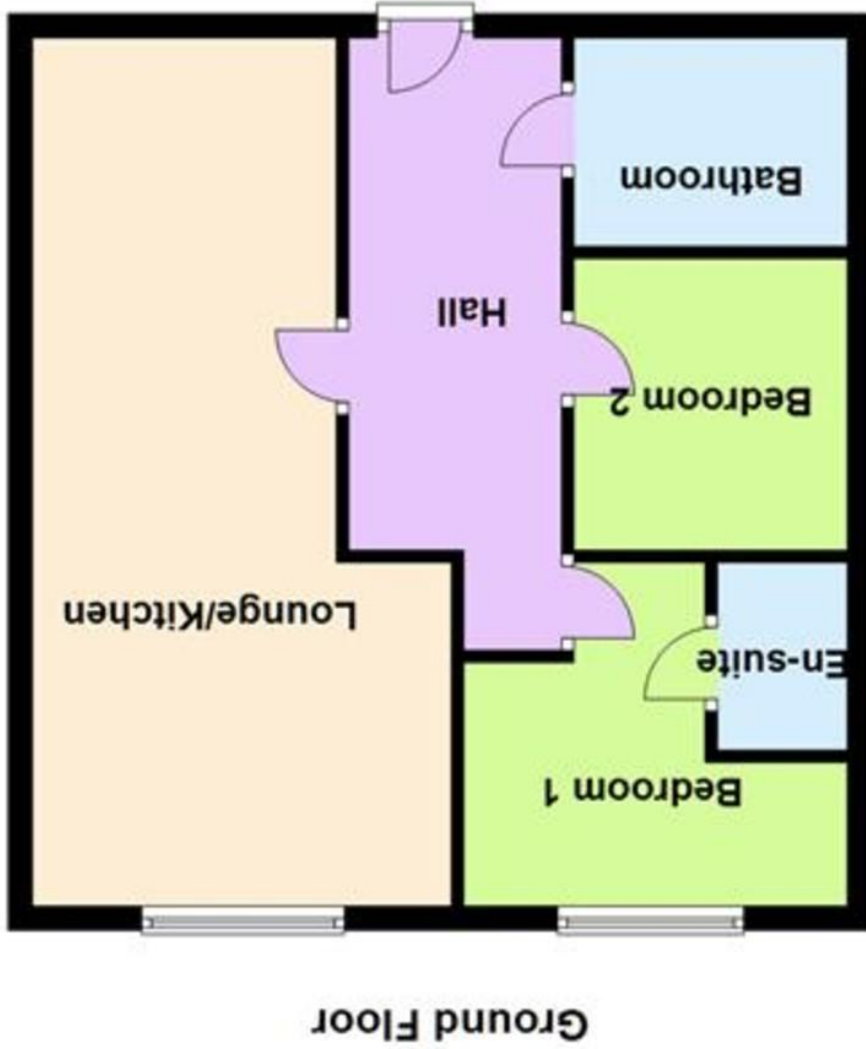


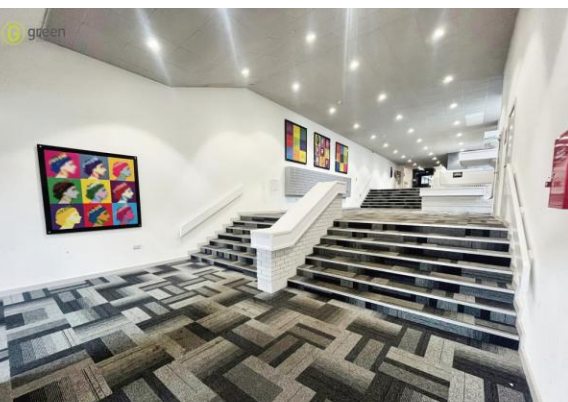
NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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

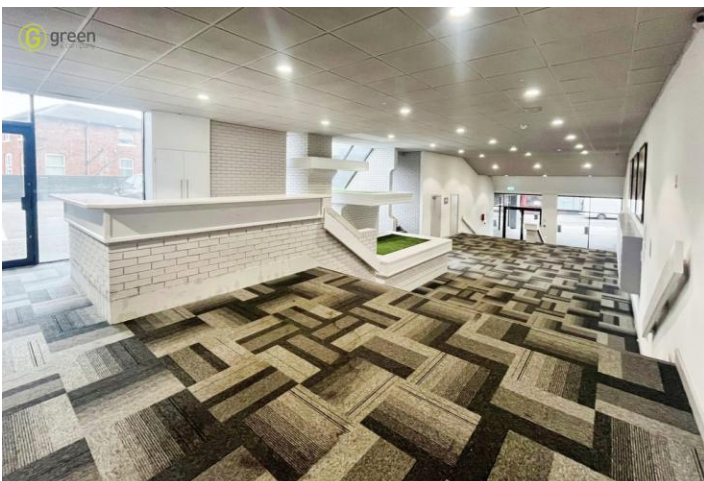
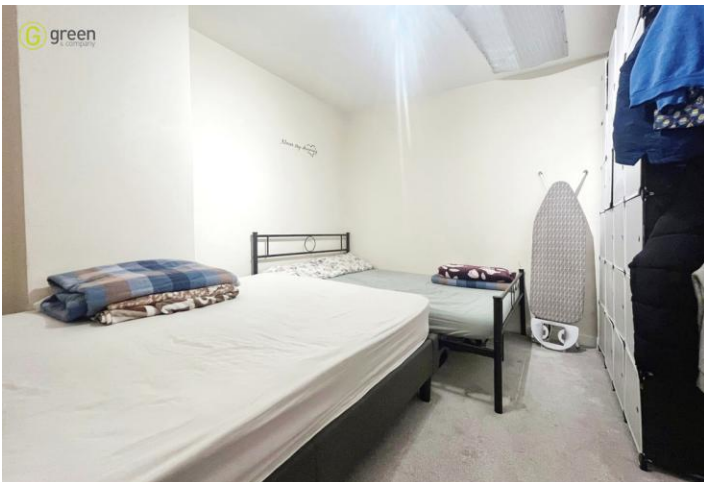


- Open Plan Lounge Kitchen/Diner
- Two Bedrooms
- Residents Lift To All Floors
- Well Maintained Communal Grounds
- Excellent Amenities Within Walking Distance



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

Offers over £95,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

Do not miss your chance to view this fantastic investment property situated in the heart of Walsall. With excellent transport links and close proximity to local amenities, Tameway Plaza is an ideal property to be added to your portfolio.

HALLWAY Ceiling light point and electric radiator.

LIVING ROOM 30' 0" MAX x 11' 0" (9.14m x 3.35m) Window to rear of the building, two electric heaters.

KITCHEN AREA Wall and base units, built-in fridge/freezer, electric oven, hob and gas cooker, sink.

BEDROOM ONE 16' 6" MAX x 12' 0" (5.03m x 3.66m) Window to rear, ceiling light point.

EN SUITE BATHROOM Toilet, sink and free standing shower, ceiling light point and laminate flooring.

BEDROOM TWO 11' 6" x 10' 0" (3.51m x 3.05m) Ceiling light point, electric radiator.

FAMILY BATHROOM Toilet, sink, laminate flooring, free standing bath with shower.

Council Tax Band A - Walsall

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 and 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 approximately 114 years remaining. Service Charge is currently running at £152.1 per annum and is reviewed TBC. The Ground Rent is currently running at £250 per annum and is reviewed TBC. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

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.

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