

Great Barr | 0121 241 4441



- 2 BEDROOMS
- OPEN PLAN LIVING
- MODERN THROUGHOUT
- 9TH FLOOR
- LIFT ACCESS
- TOWN CENTRE LOCATION

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

£90,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	68 D
39-54	E		
21-38	F		
1-20	G		

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.



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Property Description

Tameway Plaza two bedroom 9th floor apartment.

ENTRANCE HALL Carpeted and having doors to storage cupboard, bathroom, two bedrooms and kitchen living area.

STORAGE AREA TO KITCHEN 10' 6" x 5' 10" (3.21m x 1.80m) Carpeted and leads onto:-

KITCHEN/DINER 9' 11" x 15' 7" (3.04m x 4.77m) Having laminate flooring throughout, a range of fitted wall and base units, sink drainer, electric oven and hob with hood over, integrated washing machine, integrated fridge freezer, electric radiator, double glazed windows to front and open to:-

LOUNGE AREA 6' 11" x 10' 4" (2.13m x 3.16m) With double glazed windows to front, carpeted flooring, ceiling lights.

BEDROOM 8' 2" x 10' 10" (2.51m x 3.32m) With double glazed windows to front, electric radiator, carpeted and ceiling light.

BEDROOM 12' 0" x 8' 5" (3.66m x 2.57m) With double glazed windows to front, electric radiator, carpeted and ceiling light.

BATHROOM Having laminate flooring, bath with mixer tap, shower over, wash hand basin set into vanity, extractor fan, partly tiled, WC, ceiling light and towel rail.

Council Tax Band A Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three - Good outdoor and in home

O2, Vodafone - Good outdoor, variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 20Mbps. Highest available upload speed 1Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps.

Highest available upload speed 100Mbps.

Networks in your area:- Openreach, Virgin Media

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 £1500 per annum and is reviewed annually. The Ground Rent is currently running at £250 per annum and is reviewed every 10 years. 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. 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

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