

# CHRIS FOSTER & Daughter

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## 11b Mellish Road, Walsall, WS4 2DQ Guide Price £99,950

A ground floor flat conversion forming part of this impressive Victorian residence that is a rare opportunity to acquire a unique character dwelling in this sought after residential location close to Walsall town centre and Arboretum.

\* Communal Entrance \* Reception Hall \* Lounge \* Fitted Kitchen \* Double Bedroom \* Bathroom \* Allocated Car Parking Space \* Communal Gardens \* Gas Central Heating System \* Majority PVCu Double Glazing \* No Upward Chain

Council Tax Band B  
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales  
Company Number: 11253248





# 11b Mellish Road, Walsall



Lounge



Lounge



Fitted Kitchen



Double Bedroom

## 11b Mellish Road, Walsall



Double Bedroom



Modern Bathroom



Rear Parking Area

# 11b Mellish Road, Walsall

An internal inspection is highly recommended to begin to fully appreciate this individual ground floor apartment that forms part of an impressive Victorian residence conversion in this sought after residential location close to Walsall town centre and Arboretum.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

Schools for children of all ages are readily available including the highly regarded Queen Mary's Grammar school for boys and High school for girls and St Francis of Assisi Catholic Technology College at Aldridge.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

The accommodation that enjoys the benefit of a gas central heating system and majority PVCu double glazing briefly comprises the following:

## **COMMUNAL ENTRANCE HALL**

with doors to the front and rear elevations.

## **RECEPTION HALL**

having entrance door, laminate floor covering, central heating radiator, two ceiling light points and security intercom to main entrance.

## **LOUNGE**

4.19m x 3.81m (13'9 x 12'6)

bay window to front elevation, laminate floor covering, two central heating radiators, ceiling light point, picture rail and ornate ceiling coving.

## **FITTED KITCHEN**

2.90m x 2.01m (9'6 x 6'7)

PVCu double glazed window to side elevation, range of fitted wall base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven and hob, space and plumbing for washing machine, space for additional appliances, ceiling light point and "Dimplex" wall mounted electric heater.

## **DOUBLE BEDROOM**

4.19m x 3.91m (13'9 x 12'10)

PVCu double glazed window to rear elevation, central heating radiator, ceiling light point, picture rail, ornate ceiling coving and airing cupboard off housing the "Ideal" central heating boiler.

## **BATHROOM**

PVCu double glazed frosted window to side elevation, panelled bath with "Triton" electric shower over and tiled surround, vanity wash hand basin with storage cupboard below, WC, tiled floor, ceiling light point, chrome heated towel rail and extractor fan.

## **OUTSIDE**

## **ALLOCATED CAR PARKING SPACE**

# 11b Mellish Road, Walsall

## COMMUNAL GROUNDS

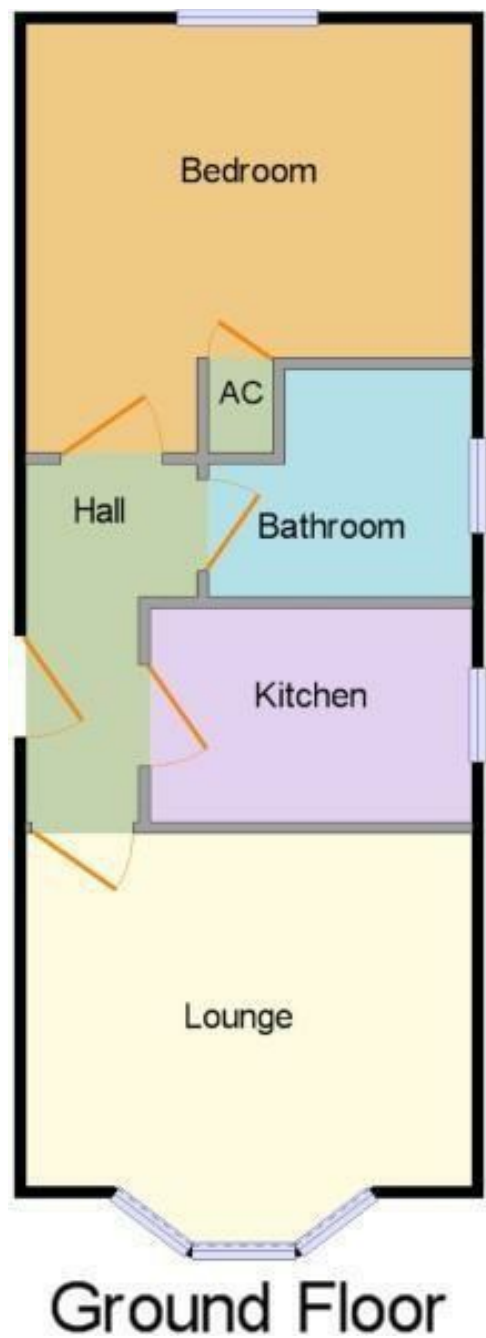
### GENERAL INFORMATION

**TENURE** We understand the property is Leasehold for a term of 999 years from 29th September 1991. Current service charge is £100pcm. There is no ground rent payable.

**SERVICES** All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

# 11b Mellish Road, Walsall



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	