

# CHRIS FOSTER & Daughter

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## 14 Martley Road, High Heath, WS4 1AG Guide Price £115,000

A well presented purpose built ground floor flat, conveniently situated within this popular residential location, being sold as a BUY TO LET investment opportunity with the current long term tenant staying in situ, currently paying £595pcm.

\* Reception Hall \* Lounge / Dining Room \* Modern Fitted Kitchen \* 2 Bedrooms \* Modern Bathroom \* Gas Central Heating \* PVCu Double Glazing \* Security Intercom System \*

Council Tax Band A  
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

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



# 14 Martley Road, High Heath



Lounge/Dining Room



Modern Fitted Kitchen



Bedroom One



Bedroom Two



Modern Bathroom

# 14 Martley Road, High Heath

A well presented purpose built ground floor flat, conveniently situated within this popular residential location. The property is being sold as a 'Buy to Let' investment opportunity with the current long term tenant staying in situ, currently paying £595pcm.

The village amenities include good local shopping, churches, library, doctors and dentists while Pelsall community centre and the well supported cricket and football clubs offer a whole range of leisure and recreational facilities.

A splendid range of schools for children of all ages is readily available including St Francis of Assisi Catholic Technology College at Aldridge and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The A5 trunk road is within 2 miles whilst the M6 Toll Road is within 4 miles giving further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A particularly attractive feature is the extensive common in the centre of the village and the appealing 'North Common' affording pleasant rural walking.

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

## **RECEPTION HALL**

having entrance door, central heating radiator, laminate flooring, security intercom to main entrance, two ceiling light points and storage cupboard off.

## **LOUNGE / DINING ROOM**

5.03m x 3.28m (16'6 x 10'9)

PVCu double glazed window to front elevation, central heating radiator and two ceiling light points.

## **MODERN FITTED KITCHEN**

2.79m x 2.72m (9'2 x 8'11)

PVCu double glazed window to rear elevation, range of modern fitted wall, base units and drawers, working surface with inset stainless steel single drainer sink unit having mixer tap over, built in 'Hotpoint' electric oven, separate gas hob with extractor canopy over, plumbing for automatic washing machine, laminate flooring, central heating radiator, fluorescent strip light, wall mounted combination central heating boiler housed in matching unit and useful storage cupboard off.

## **BEDROOM ONE**

3.78m x 3.28m (12'5 x 10'9)

PVCu double glazed window to front elevation, ceiling light point and central heating radiator.

## **BEDROOM TWO**

3.99m x 2.51m (13'1 x 8'3)

PVCu double glazed window to rear elevation, ceiling light point and central heating radiator.

## **MODERN BATHROOM**

PVCu double glazed frosted window to rear elevation, panelled bath with electric 'Triton' shower over, screen fitted and tiled surround, vanity wash hand basin with storage cupboard below, wc, central heating radiator, ceiling light point and extractor fan.



# 14 Martley Road, High Heath

## COMMUNAL GROUNDS

with brick built storage shed.

## GENERAL INFORMATION

**TENURE** We understand the property is Leasehold for a term of 125 years from 18th May 1992. Current Ground Rent and Service Charge to be confirmed.

**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.

# 14 Martley Road, High Heath



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			
England & Wales		77	78
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			