



6 Mellish Park, Mellish Road,  
Walsall, WS4 2EB

**Offers Over £180,000**



# Walsall

Offers Over £180,000



Set in a highly regarded, gated development within easy reach of the centre of Walsall with its excellent amenities and offered for sale with no onward chain, this superb, first floor apartment provides well-proportioned accommodation with an internal viewing essential to fully appreciate all it has to offer.

Accessed via a communal hallway with security intercom entry system, internal inspection reveals a welcoming entrance hallway with built in cupboard housing hot water cylinder.

The light and airy open-plan lounge / dining room / kitchen has a Juliet balcony to the lounge area and the kitchen features a range of wall / base units, integrated fridge, freezer, dishwasher, microwave oven, oven and hob with extractor over.

Completing the accommodation, bedroom one is a generous double bedroom with a Juliet balcony and access to ensuite shower facilities and there is a further excellent bedroom and the bathroom with WC, wash basin and bath with mains shower over.

Externally, there are neatly maintained, communal grounds with allocated parking and additional visitor parking spaces available.





## Property Specification

Hall

Open Plan Lounge / Dining Room / Kitchen -

5.94m (19'6") max x 4.15m (13'7")  
max (plus bay)

Bedroom 1 - 3.84m (12'7") x 3.00m (9'10")

En-suite - 3.00m (9'10") x 1.71m (5'7")

Bedroom 2 - 3.37m (11'1") x 3.00m (9'10")

Bathroom - 3.00m (9'10") x 1.92m (6'4")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 16th May 2025

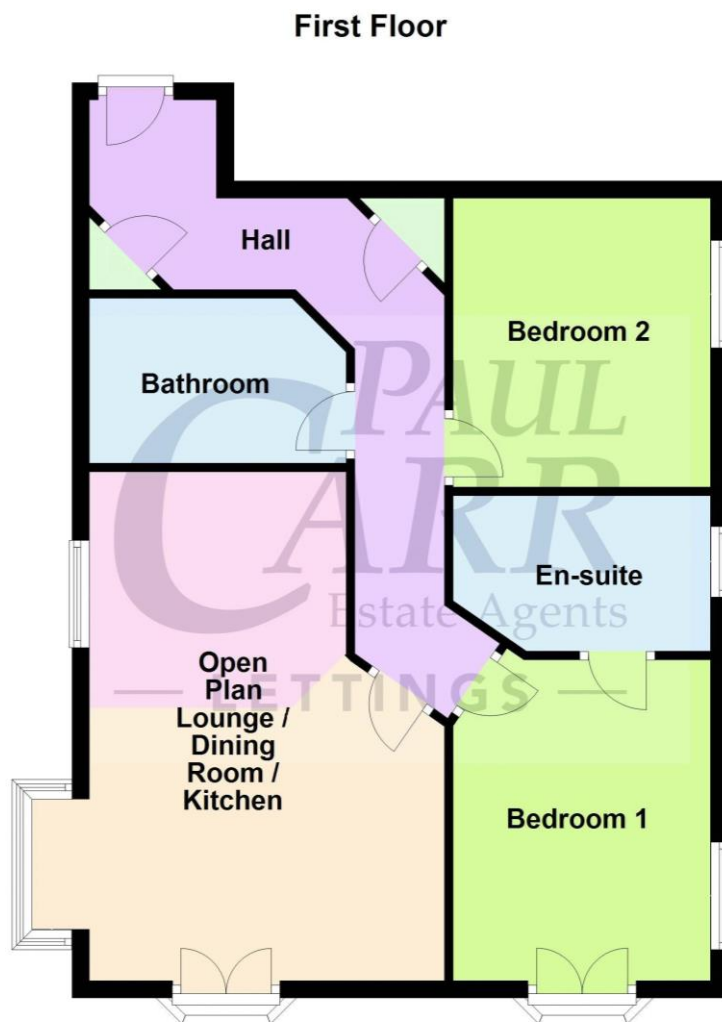
### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage  
Council tax band: C  
Tenure: Leasehold - 116 years remaining  
Ground Rent: £200 p/a  
Service Charge: £1290 p/a



# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

