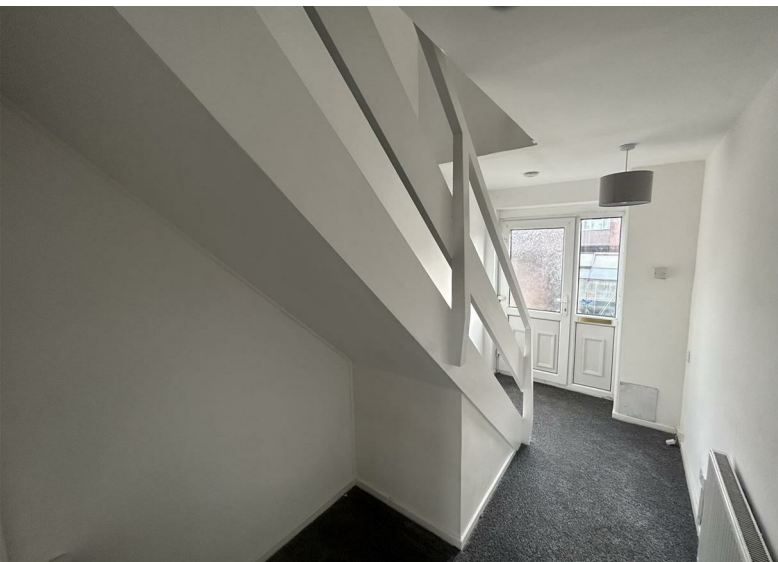




**7A Leamore Lane, Walsall, WS3 2BJ**  
**Best Offers Around £125,000**



# 7A Leamore Lane, Walsall, WS3 2BJ

## Best Offers Around £125,000



### Description

\*\*\* NEWLY REFURBISHED \*\*\* NEW KITCHEN \*\*\*SOCIAL HOUSING INVESTMENT OPPORTUNITY, 3 YEAR SOCIAL HOUSING AGREEMENT, LEASE STARTING 21/12/2023 , NO CHAIN, a 3 bedroom maisonette over 2 FLOORS on Leamore Lane.\*\*\*

Situated within the Leamore area of Walsall, with easy access to local bus routes, road networks, junction 10 of the M6, local amenities and schools, as well as green spaces and local parks. The property is above a row of local convenience shops.

Please note that due to the location of the property, being over commercial properties the property is being sold as a cash purchase

This maisonette is unusually spacious, with accommodation over 2 floors, and comprises of 3 good sized bedrooms, newly fitted kitchen, newly decorated & new carpeting throughout, new bathroom and separate WC, large lounge dining area, kitchen, balcony and patio garden area, perfect for a buy to let investment. There is plenty of potential here and viewing is essential.

Rental income £1,000  
Annual income £12,000

88 years remaining on the lease  
Service Charge £523.63 pa  
Ground Rent £10 pa  
Council Tax Banding A - Walsall Council  
EPC D

### Living Room / Dining Area

19'10" x 11'1" (max) (6.07 x 3.38 (max))  
With a large window to front, and patio door leading to a small balcony area. Carpeted throughout, with double radiator and ceiling lights.

### Kitchen

11'3" x 8'5" (3.45 x 2.58)  
With window to rear, storage cupboards at floor level, housing for boiler and also a larger sized cupboard. Lino flooring and tiles surrounding.

### Bedroom 1 - Front

12'10" x 8'11" (3.93 x 2.72)  
Large bedroom to the front, with large window, double radiator and carpet throughout.

### Bedroom 2 - Rear

12'3" x 9'0" (3.74 x 2.76)  
With feature wall, large window to rear, carpet throughout and wall mounted single radiator

### Bedroom 3 - Rear

8'0" x 8'5" (2.46 x 2.59)  
Carpeted, small window to rear, single wall mounted radiator, enough space for 2 single beds

### Bathroom

5'1" x 5'4" (1.57 x 1.63)  
Tiled from floor to ceiling, with bath and shower, hand basin and chrome heated towel rail.

### WC

5'1" x 2'3" (1.55 x 0.69)  
Fully tiled, lino flooring, with dual flush and window

### Buyers Fee and Reservation

This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price at a minimum fee of £2500 plus VAT.

If you make an offer and it is accepted, a minimum of 50% of the fee is payable within 2 working days in order to take the property off the market.

The benefits of a buyers fee to the buyer are:

- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.
- This approach allows you to secure the property and start the conveyancing process quickly.
- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.
- The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know that buyers are serious.
- All of these elements provide peace of mind from the outset, along

with our personal and proactive approach. Genie Homes pride ourselves on our simple and secure buying process.

Please note: Should the property purchase not complete, the reservation fee will be refundable in ONLY these circumstances;

1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage / remortgage ability. (For example, unforeseen sign

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not

be inferred that any item is included for sale with the property.

### TENURE

Leasehold - 88 Years Remaining

### POSSESSION

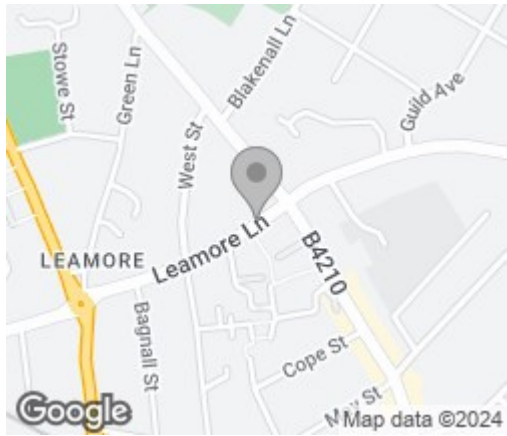
Social Housing

### VIEWING

Viewing strictly by appointment through Genie Homes

Misrepresentation Act 1967: Genie Homes for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) These particulars do not amount to, nor amount to any part of, an offer or contract. (2) None of the statements contained in these particulars should be relied on as statements or representations of fact, therefore all prospective purchasers or tenants must satisfy themselves as to their accuracy.

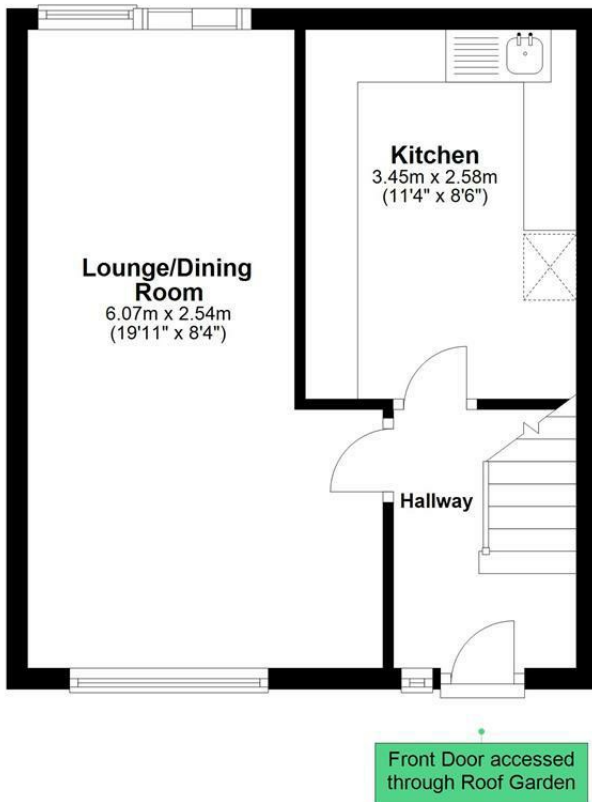




| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           | <b>74</b>               |
| (55-68) <b>D</b>                            | <b>41</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

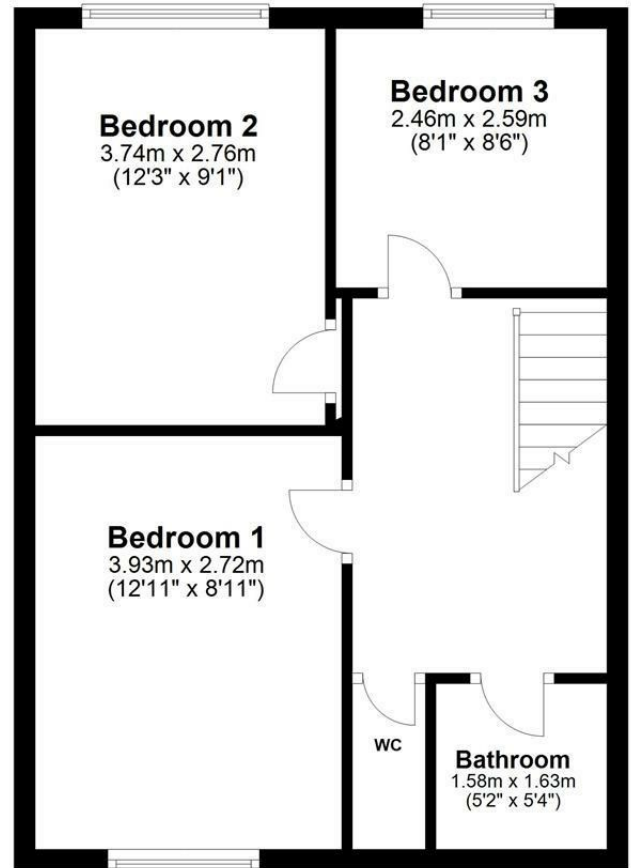
### Ground Floor

Approx. 31.5 sq. metres (339.1 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



Total area: approx. 72.7 sq. metres (783.0 sq. feet)

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