

SKITTS

ESTATE AGENTS



**Beech Court, Birmingham Road ,
Walsall, WS1 2NQ**

£100,000

01922 478104

We Value Your Home



****A TWO BEDROOM GROUND FLOOR FLAT**** situated just off the Birmingham Road close to local amenities. Benefits from economy 7 night storage heating. Comprises of communal entrance, lounge with French doors opening onto communal grounds, kitchen, two bedrooms, shower room, communal parking plus garage in separate block. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: Skitts are pleased to offer for sale this two bedroom ground floor flat situated in a secure gated development. Situated close to local amenities. Comprises of communal entrance, reception hall, lounge, kitchen, shower room, communal gardens, parking and garage in separate block.

Communal Entrance with security intercom system

Reception Hall having front door, economy 7 night storage heater, storage cupboard

Lounge: 19' 7" x 11' 2" (5.96m x 3.40m) having uPVC double glazed window to the side, uPVC double glazed French style doors to the rear, laminate flooring, economy 7 electric storage heater

Bedroom One: 12' 2" x 9' 7" (3.71m x 2.93m) having uPVC double glazed window to the side, laminate flooring

Bedroom Two: 12' 6" x 8' 6" (3.81m x 2.59m) having uPVC double glazed window to the side, laminate flooring

Kitchen: 8' 7" x 6' 9" (2.62m x 2.05m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink, tiled splashbacks, plumbing for washing machine, space for cooker and dryer, double glazed window to the rear

Shower Room: 8' 7" x 5' 6" (2.62m x 1.68m) having shower cubicle, wash hand basin, low flush W.C.

Communal Grounds: with gated secure communal parking and CCTV

Separate Garage:

Agents Note: The lease is 999 years with effect from 1982. Service Charge of £550.00 payable per 6 months.





TENURE: Leasehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: B
EPC RATING: D

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.



DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

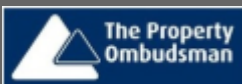




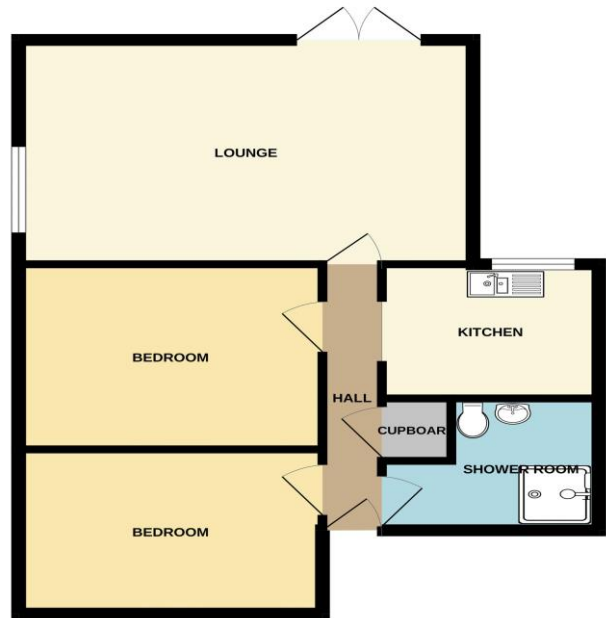
3 Queens Parade
 Bloxwich, Walsall
 WS3 2EX

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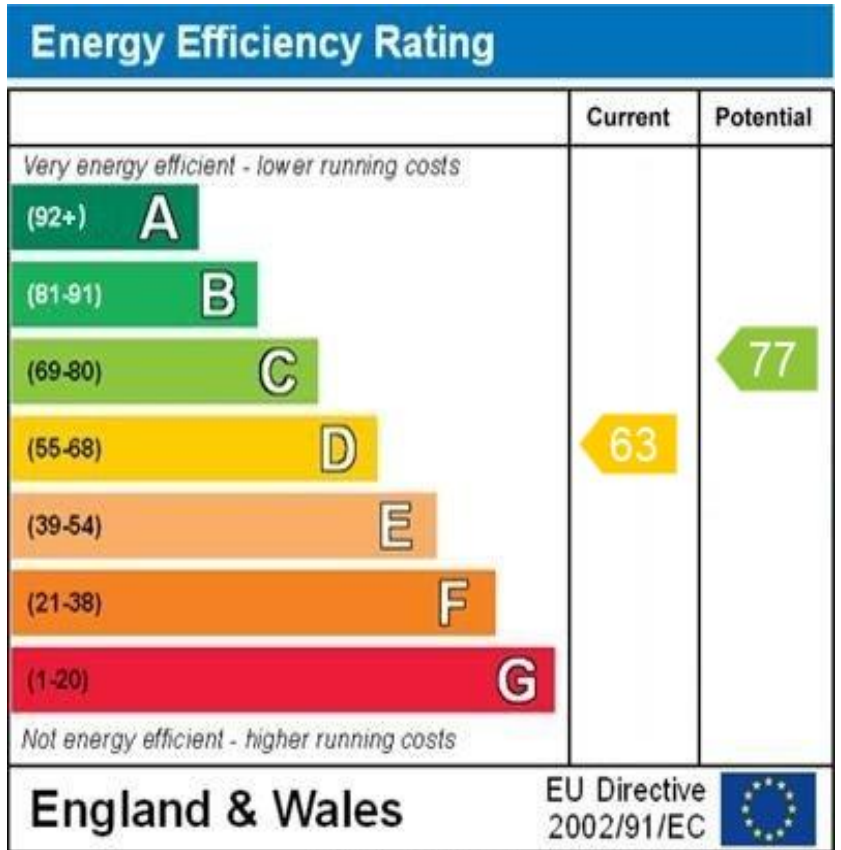
bloxwich@skitts.net



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, quantities and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix C0204



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