

SKITTS

ESTATE AGENTS



**Walker Road,
Walsall, WS3 1JZ**

£100,000

01922 478104

We Value Your Home



An immaculately presented first floor flat with open plan layout and two bedrooms plus bathroom, having a long lease of approx. 132 years remaining. The property has a spacious lounge/diner with open plan access to the modern fitted kitchen, with hallway leading to two bedrooms (one with fitted wardrobe) and bathroom. The flat benefits from neutral decoration, central heating and laminate flooring.

Hallway: having front door in, laminate flooring, double glazed window, cloaks cupboard and second storage cupboard

Lounge/Diner: 15' 3" x 15' 1" (4.66m x 4.61m) having double glazed window to the rear, TV point, two radiators, laminate flooring, double glazed French style doors opening to Juliet balcony

Kitchen: 9' 1" x 7' 9" (2.76m x 2.35m) having a range of fitted wall mounted cupboard and base units with work tops over, inset stainless steel sink and drainer unit, built in oven, hob, extractor and dishwasher, space for washing machine, double glazed window to the front, "Worcester" central heating boiler concealed to wall cupboard, white metro tiling to walls

Bedroom One: 12' 0" max x 9' 3" (3.67m x 2.81m) having double glazed window to the rear, radiator, fitted wardrobes

Bedroom Two: 9' 6" x 8' 4" (2.90m x 2.53m) having double glazed window to the front

Bathroom: 9' 6" x 8' 4" (2.90m x 2.53m) having a white suite comprising panelled bath with shower screen, wash hand basin, W.C., radiator, extractor, tiled splashback

Outside: There is one allocated parking space

Agents Notes: We are advised that the service charge payable is £1400 per annum and the ground rent payable is £245.51 per annum





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: A

EPC RATING: B

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.





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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metapic 02/24

Energy Efficiency Rating

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

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