FLAT 3, 28 LISTER STREET

WILLENHALL, WV13 2HQ

OFFERS IN THE REGION OF £110,000

LEASEHOLD

Modern two bedroom first floor apartment, well presented throughout and offered for sale with no onward chain. The property provides spacious and well-planned accommodation comprising an entrance hallway, generous living room, dining kitchen, two double bedrooms and a modern bathroom. Externally, there is a secure gated car park to the rear with allocated parking. Ideal for first-time buyers, downsizers or investors alike.

SWF

Est. 1934

SANDERS WRIGHT & FREEMAN

FLAT 3, 28 LISTER STREET

• NO ONWARD CHAIN • WELL PRESENTED THROUGHOUT • GENEROUS ACCOMMODATION • TWO DOUBLE BEDROOMS • GATED CAR PARK TO REAR WITH ALLOCATED SPACE • EXCELLENT COMMUTER LINKS

HALLWAY

LIVING ROOM

14'0" max x 13'0" max

Double-glazed window.

DINING KITCHEN

16'4" x 8'6" max, 6'4" min

Double-glazed window, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven and hob, space for both a washing machine and tumble dryer.

BEDROOM ONE

12'9" x 11'9" max

Double-glazed window.

BEDROOM TWO

11'11" x 8'11"

Double-glazed window.

BATHROOM

Double-glazed window, part tiled walls, white suite comprising close-coupled w.c, pedestal wash hand basin, and panelled bath.

PARKING

There is a gated resident's car park to the rear with allocated parking space.

PROPERTY INFORMATION

Title - The property is understood to be Leasehold with a lease term of 150 years from 1 January 2003

The Ground rent is understood to be approximately £117.68 per annum and the service charge £1,420.80 per annum. These charges have not yet been verified and any interested buyer is advised to confirm all lease terms and charges with their licensed conveyancer prior to purchase.

Services - The agents understands that mains water, electricity and drainage are available.

Council Tax - Walsall Council - Tax Band A

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - https://www.ofcom.org.uk/mobile-coverage-checker

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

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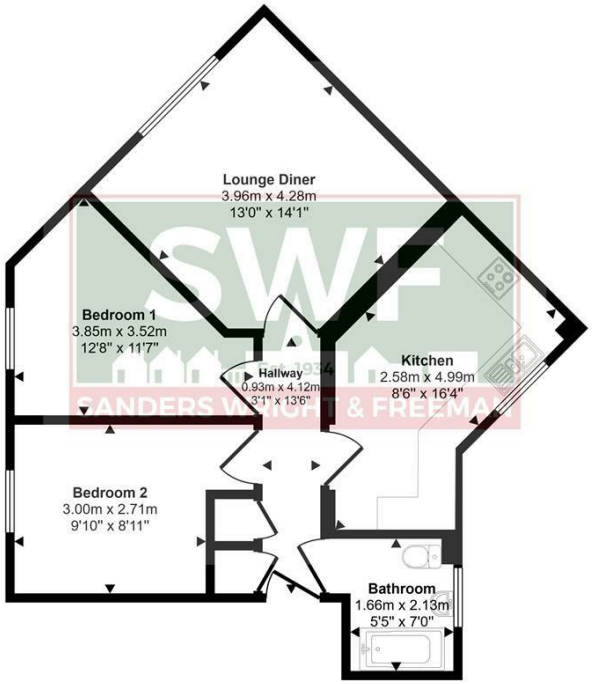
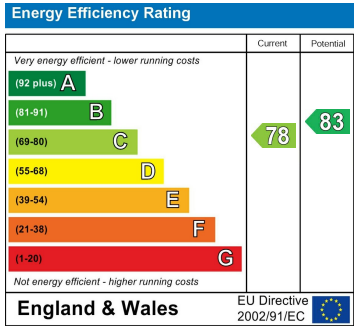
Approx Gross Internal Area
59 sq m / 633 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements