PAUL CARR Estate Agents Sales & Lettings

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# 14 Hayling Court, Lichfield Road, Shelfield, Walsall, WS4 1PY

**£125,000**

Internal:

The apartment is entered via a spacious hallway, benefiting from a double glazed window, two ceiling light points, radiator and useful storage cupboard, with doors leading to the accommodation. The generous lounge provides an excellent main reception space, featuring two radiators, two ceiling light points, useful storage cupboard, double glazed window and an opening through to the kitchen. The kitchen is fitted with a range of wall and base cupboard units, one-and-a-half bowl stainless steel sink with drainer and mixer tap, four-ring gas hob and oven, together with plumbing for a washing machine and space for a fridge freezer. Bedroom one is a well-proportioned double bedroom with double glazed window, radiator, ceiling light point and built-in wardrobe housing the boiler. Bedroom two also benefits from a double glazed window, radiator, ceiling light point and built-in wardrobe. The bathroom is fitted with a bath with shower over, low flush WC and wash hand basin, together with radiator, extractor fan and double glazed window.

Outside:

The property benefits from communal parking with an allocated parking space, providing convenient off-road parking for the apartment. There is also a communal garden, offering a pleasant shared outdoor space for residents to enjoy.

*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: 28th September 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.



*Measurements:*

Entrance Hallway

| | | |
|---|---|---|
| Lounge - | 16' 7" x 11' 8" | (5.05m x 3.55m) |
| Kitchen - | 11' 6" x 5' 2" | (3.50m x 1.57m) |
| Bedroom One - | 14' 5" x 9' 9" | (4.39m x 2.97m) |
| Bedroom Two - | 9' 5" x 9' 5" | (2.87m x 2.87m) |
| Family Bathroom - | 6' 8" x 6' 2" | (2.03m x 1.88m) |

*Viewer's Notes:*

*Tenure: Leasehold - 103 years remaining*
*Ground Rent: £75.00 p/a*
*Service Charge: £722.33 p/a*

*Council Tax Band: B*

*Connected Services: Gas, water, electric & drainage*






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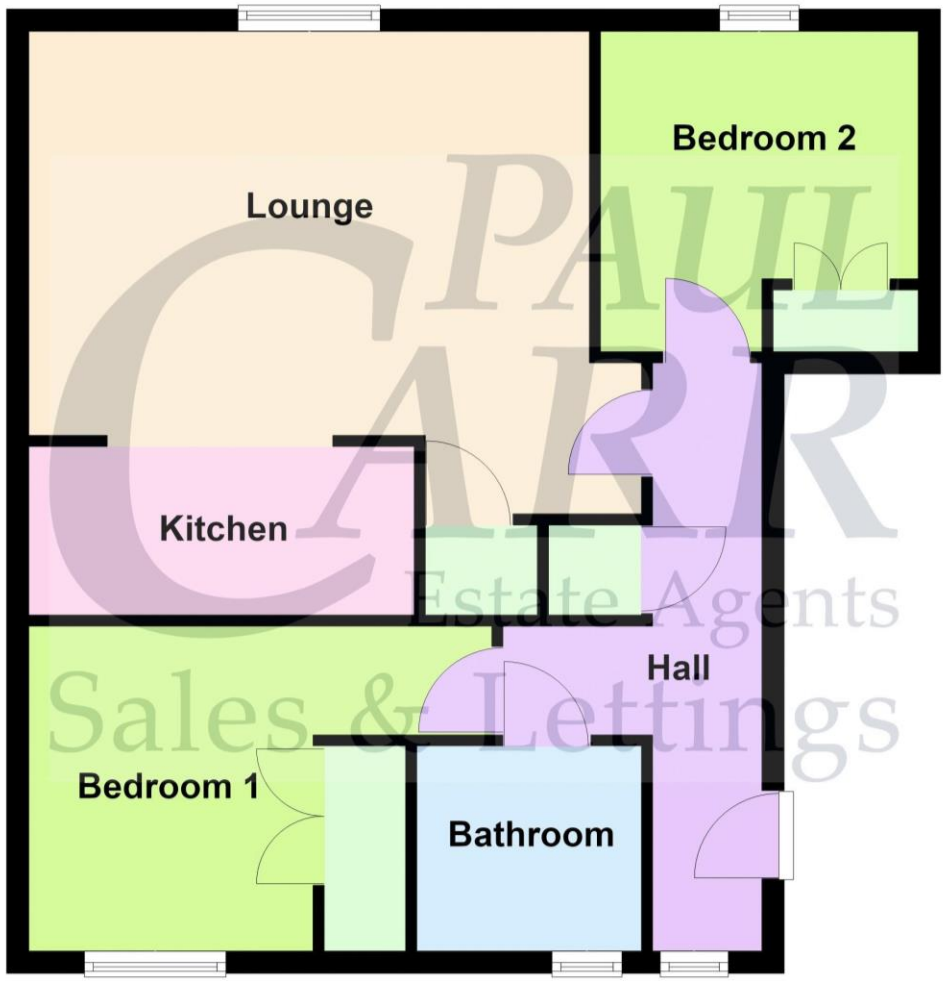




# Floor Plan

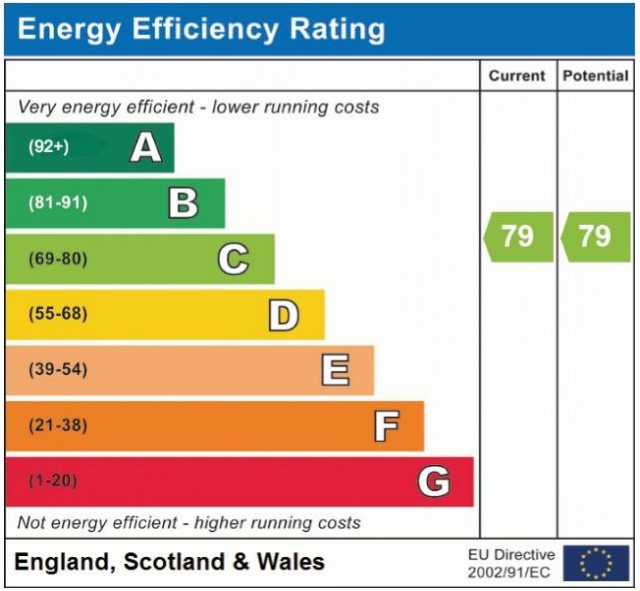
*This floor plan is not drawn to scale and is for illustration purposes only*

## Second Floor

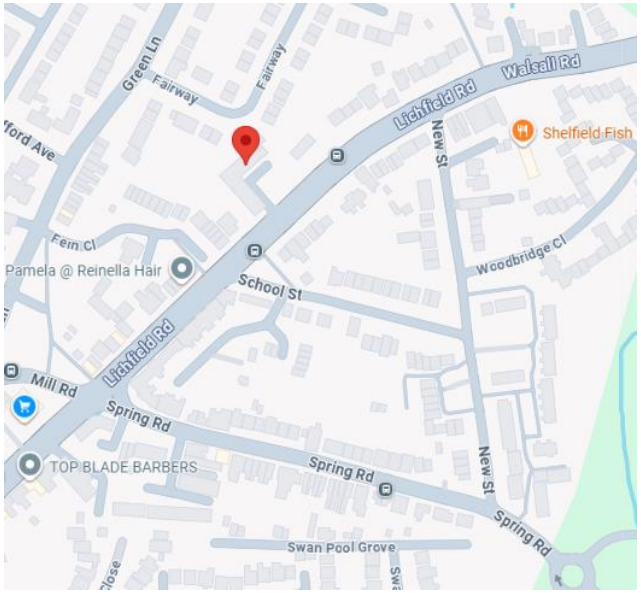



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# Energy Performance Rating




# Map Location










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