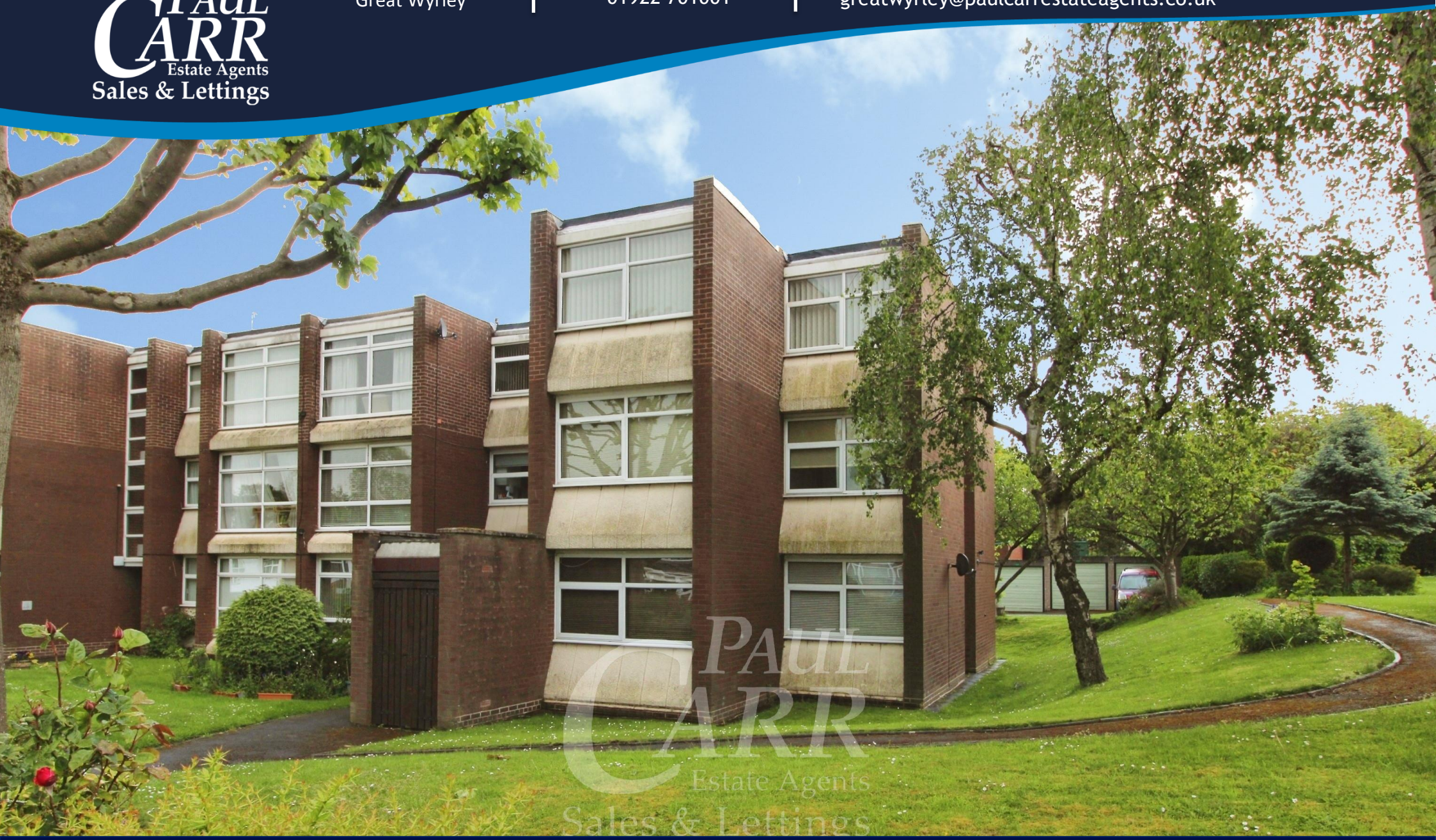
Paul Carr Estate Agents Sales & Lettings

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Gillity Court, Camborne Road, Park Hall, Walsall, WS5 3JD

Offers in the Region Of £135,000

Park Hall

Offers in the Region Of £135,000

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Paul Carr Estate Agents are pleased to bring to market this well-presented second floor apartment, set in the popular Park Hall area of Walsall. The property provides two double bedrooms, both with built-in wardrobes, a generous lounge / diner, fitted kitchen and bathroom.

The lounge / diner benefits from large windows, creating a light and airy living and dining space. The kitchen is fitted with a range of units and includes an integrated fridge, freezer, washing machine, oven and hob with extractor over. The bathroom comprises a white suite with WC, wash basin and bath with electric shower over.

Externally, the apartment enjoys access to neatly maintained grounds and communal parking, with the additional benefit of a garage "en bloc" providing useful storage or secure parking.

Park Hall is a sought-after residential area of Walsall, known for its access to nearby schools and local amenities. Walsall town centre is within easy reach, offering a selection of shops, supermarkets, cafés and leisure facilities, including Walsall Arboretum with its extensive parkland and lakes.

Public transport links are convenient, with Walsall railway station accessible by a short drive or bus journey, providing services to Birmingham New Street typically in around 20–25 minutes, and connections onwards to Wolverhampton and Lichfield. Road links are strong, with the A34 and junctions of the M6 within reasonable driving distance, offering routes across the West Midlands and beyond.

This two-bedroom apartment represents a practical home or investment opportunity in a well-connected Walsall location.



















Property Specification

Hall	
Living Room	5.35m (17'7") x 3.26m (10'8")
Kitchen	3.27m (10'9") x 2.27m (7'5")
Bedroom 1	3.66m (12') x 2.81m (9'3")
Bedroom 2	3.44m (11'3") x 2.58m (8'5") max
Bathroom	1.95m (6'5") x 1.76m (5'9")

Viewer's Notes

Services connected:	Electricity, water and drainage.
Council tax band:	B
Tenure:	Leasehold
250 years from December 1982 - 206 years remaining.	
Ground Rent:	£10 per annum (incl. in service charge)
Service Charge:	£1380 per annum
Restrictions:	No Sub-Letting
Other Charges:	N/A

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.

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.

Came on the market:

Floor Plan

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



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LETTINGS

Energy Efficiency Rating

Map Location