



Mellish Road,  
Walsall, WS4 2EB

Offers in the Region Of £185,000

# Walsall

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Paul Carr Estate Agents are pleased to present to market this well-proportioned, two-bedroom ground floor apartment, set within a gated development in Walsall and offered for sale with no onward chain. The neatly tended grounds create an attractive setting, complemented by an allocated parking space for residents.

The accommodation features an open-plan reception room and kitchen, providing a practical layout for modern living. The kitchen area offers a range of fitted units together with integrated appliances including dishwasher, microwave, fridge, freezer and oven with hob and extractor. The reception space benefits from French windows, giving pleasant outlooks and direct access to the outside.

There are two double bedrooms. The main bedroom includes an en-suite shower room and French windows, while the second double bedroom is served by a separate bathroom fitted with bath, WC and wash basin, along with tiled walls and flooring.

Mellish Park is well placed for Walsall town centre, which provides a selection of shops, supermarkets, cafés and restaurants. Popular green spaces such as Walsall Arboretum are within easy reach, offering lakes, walking routes and play areas.

The area is served by local primary and secondary schools, making the location suitable for residents needing access to education facilities.

Public transport links are readily available, with Walsall railway station providing regular services to Birmingham New Street in around 20-25 minutes, as well as connections towards Wolverhampton and Rugeley. There are local bus routes to surrounding districts, and road links via the A34 and nearby M6 give convenient access across the West Midlands.





## Property Specification

Hall

Kitchen / Living Room

6.60m (21'8") x 3.84m (12'7") max

Bedroom 1

4.34m (14'3") max x 2.63m (8'7") max

En-suite

2.15m (7'1") max x 2.00m (6'7") max

Bedroom 2

3.62m (11'11") x 2.65m (8'8")

Bathroom

2.34m (7'8") x 1.71m (5'7")

## Viewer's Note

Services connected:	Electricity, water and drainage
Council tax band:	C
Tenure:	Leasehold (105 years remaining) 125 year lease from 01/01/2017
Ground Rent:	£200 p.a. Increasing by £200 every 25 years to a max of £1,000 p.a
Service Charge:	£1680 per annum
Restrictions:	Pets to be approved by management
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 £40 + VAT (£48 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

## Ground Floor



This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

