



PAUL
CARR
Estate Agents
Sales & Lettings

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

Offers in the Region Of £135,000

Park Hall

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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.

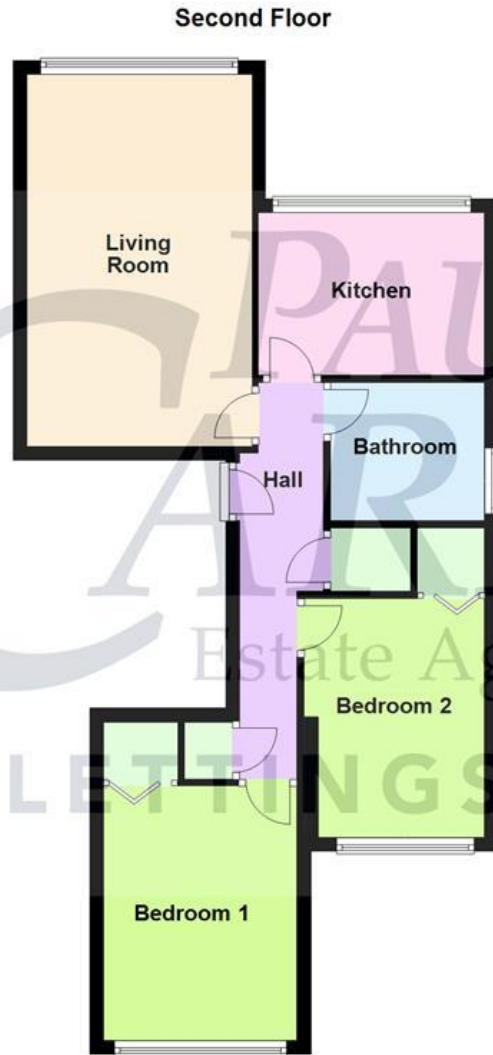
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Came on the market:

Floor Plan

Energy Efficiency Rating

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



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Plan produced using PlanUp.

Map Location