

CHRIS FOSTER & Daughter

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14 Mellish Park, Walsall, WS4 2EB Guide Price £195,000

An extremely well presented modern ground floor apartment enjoying the benefit of direct access to the communal grounds, that is situated in this sought after, secure gated development within easy reach of local amenities.

* Communal Entrance * Reception Hall * Superb Open Plan Lounge/Dining/Kitchen * 2 Good Sized Bedrooms - Master With En Suite Shower Room * Luxury Bathroom * Electric Heating * PVCu Double Glazing * Security Intercom System * Allocated Car Parking Space * Communal Grounds and Visitor Parking

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248



14 Mellish Park, Walsall



Superb Open Plan Lounge/Dining/Kitchen



Superb Open Plan Lounge/Dining/Kitchen

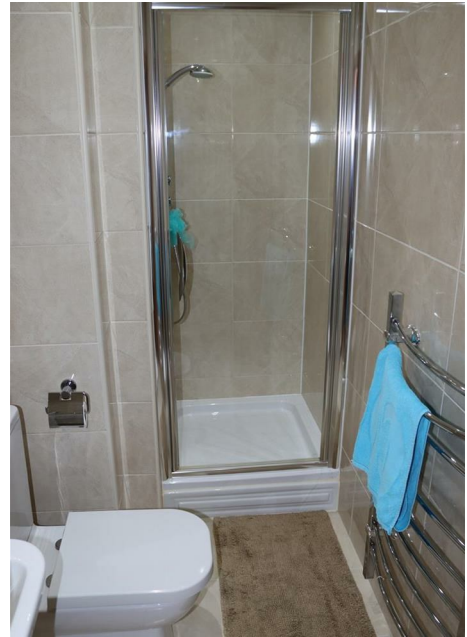


Bedroom One

14 Mellish Park, Walsall



En Suite Shower Room



Bedroom Two



Luxury Bathroom



Luxury Bathroom



Rear Elevation

14 Mellish Park, Walsall

An internal inspection is essential to begin to fully appreciate this extremely well presented modern ground floor apartment, that is situated in a sought after, secure gated development within easy reach of local amenities including Walsall town centre and Arboretum.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

Schools for children of all ages are readily available including the highly regarded Queen Mary's Grammar school for boys and High school for girls and St Francis of Assisi Catholic Technology College at Aldridge.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

The accommodation that enjoys the benefit of electric heating and PVCu double glazing, briefly comprises the following:

COMMUNAL ENTRANCE

RECEPTION HALL

entrance door, ceiling spotlights, security intercom to main entrance and storage cupboard off housing the hot water cylinder.

SUPERB OPEN PLAN LOUNGE/DINING/KITCHEN

6.25m x 3.63m (20'6 x 11'11)

PVCu double glazed double opening doors leading to the communal grounds, two ceiling light points, additional ceiling spotlights to the kitchen area, two electric radiators, range of luxury fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink unit having mixer tap over, built in electric oven and hob with stainless steel extractor canopy over, integrated fridge/freezer, dishwasher and washer/drier.

BEDROOM ONE

4.83m x 2.62m (15'10 x 8'7)

PVCu double glazed double opening doors lead to the communal grounds, electric radiator and ceiling light point.

EN SUITE SHOWER ROOM

shower enclosure, vanity wash hand basin, wc, chrome heated towel rail, ceiling spotlights, tiled floor and walls and extractor fan.

BEDROOM TWO

4.11m x 2.59m (13'6 x 8'6)

PVCu double glazed window to front elevation, electric radiator and ceiling light point.

LUXURY BATHROOM

panelled bath with side mixer tap, shower over and shower screen fitted, vanity wash hand basin, wc, tiled walls and floor, chrome heated towel rail, ceiling spotlights and extractor fan.

OUTSIDE

14 Mellish Park, Walsall

ALLOCATED CAR PARKING SPACE

Please note that no commercial vehicles are allowed to be parked on site.

COMMUNAL GROUNDS AND VISITOR PARKING

GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 125 years from 1st January 2007. Current Ground Rent is £253.16pa. Current Service Charge £1475pa.

SERVICES All main services are connected with the exception of gas.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

14 Mellish Park, Walsall



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	