



**Flat 49 Tameway Plaza, 48 Bridge Street,
Walsall, WS1 1JJ**

Offers in Excess of £130,000

****TWO BEDROOM FOURTH FLOOR FLAT WITH LIFT ACCESS AND LONG LEASE** **IDEAL INVESTMENT OPPORTUNITY** **ATTENTION FIRST TIME BUYERS** Gated parking, lift, communal areas, two bedrooms, fitted kitchen, lounge area, family bathroom, double glazing and electric radiators**

Outside Gated parking access with allocated parking space

Lobby Communal lobby with stairs to each floor and lift

Entrance Hall with doors to various room and airing cupboard

Bedroom One 12' 2" x 8' 0" min (3.71m x 2.44m) having two double glazed window to the side and electric radiator

Bedroom Two 11' 8" x 8' 1" min (3.55m x 2.46m) having three double glazed windows to the side and electric radiator

Bathroom having bath with shower over, vanity wc and sink basin, heated towel rail and extractor fan

Kitchen/Diner Area 15' 9" x 9' 4" (4.80m x 2.84m) having wall and base units with work surfaces over, electric hob with extractor above, electric oven, built in fridge/freezer, electric radiator, three double glazed windows to the side and opening into;

Lounge Area 9' 10" x 6' 9" (2.99m x 2.06m) having three double glazed windows to the side and electric radiator



TENURE: Leasehold. There are 118 years remaining on the lease. There is a service charge payable of £90 per calendar month and a ground rent payable of £250 per annum. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

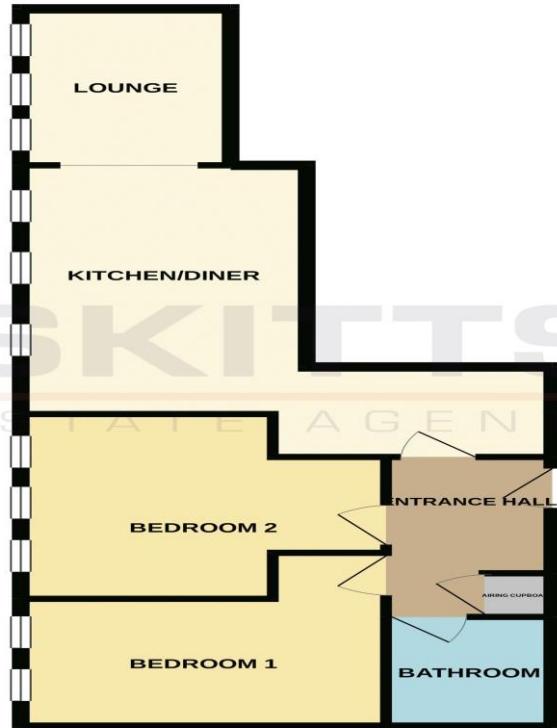
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	68	68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	