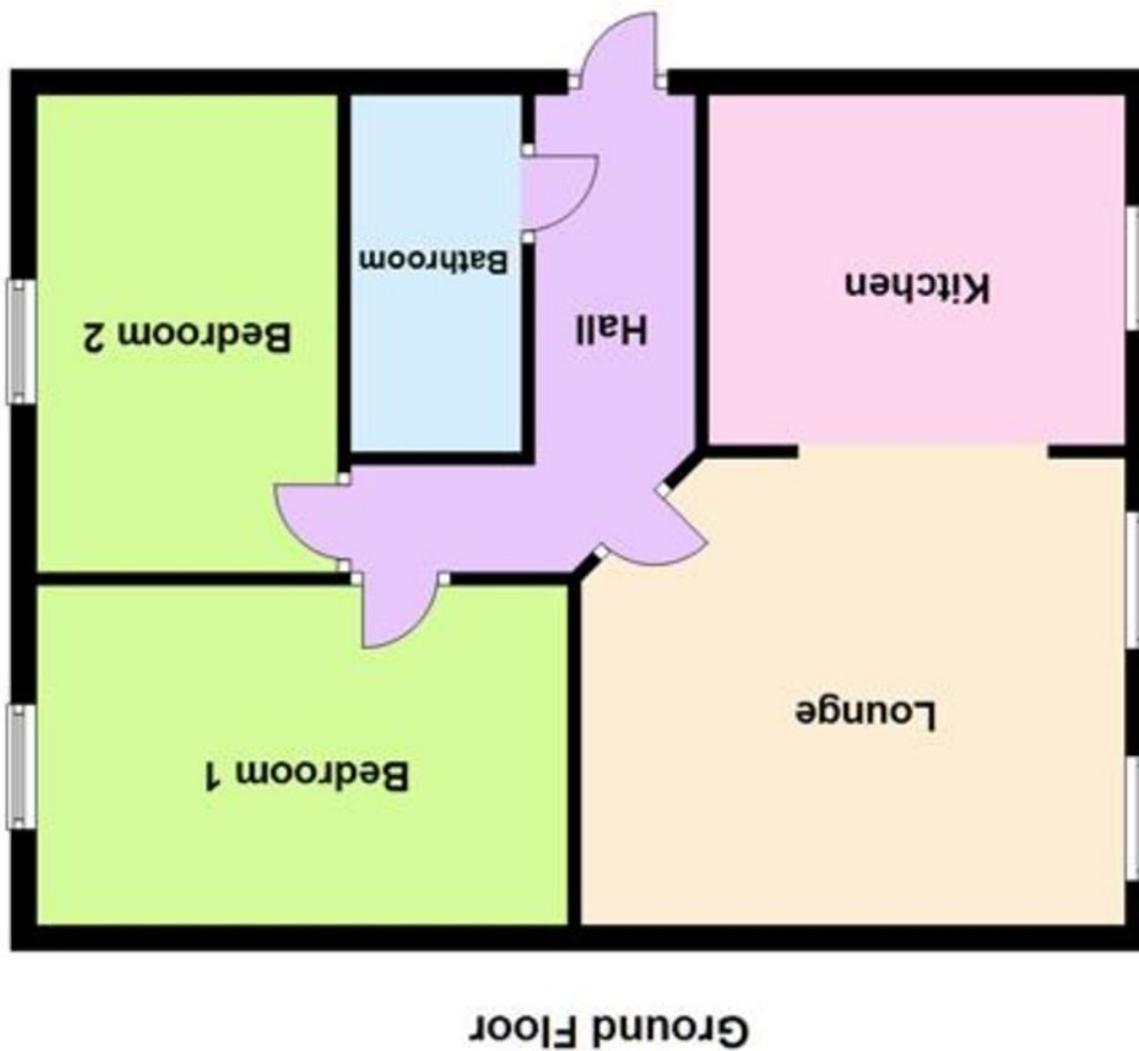


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



Please feel free to relay this to your Solicitor or Licensed Conveyancer.
Therefore we recommend that you regularly monitor our website or email us for updates.
Please note that the EPC must be presented within 21 days of initial marketing of the property.
Please note that on occasions the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing



Great Barr | 0121 241 4441

 green
& company



- TOP FLOOR FLAT
- TWO DOUBLE BEDROOMS
- LOUNGE
- BATHROOM
- KITCHEN
- LEASEHOLD 105 YEARS REMAINING



Bridge Lofts, 3 Leicester Street,
Walsall, WS1 1PT

Auction Guide Price
£50,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

For sale by Modern Method of Auction: Starting Bid Price £50,000 plus Reservation Fee.

As an estate agent, I am delighted to present this immaculate two bedroom flat, located in the heart of the Walsall city centre, currently listed for sale. This desirable property is perfectly positioned with easy access to public transport links and local amenities, making it an ideal home for couples and students alike.

The property boasts a well-proportioned layout with two double bedrooms, each benefiting from an abundance of natural light. The restful and inviting ambience of these rooms creates an ideal environment for relaxation or study.

Centrally located in the property is a modern, recently refurbished kitchen. Equipped with high-quality appliances and featuring stunning granite countertops, it is designed to inspire culinary creativity while maximizing functionality and comfort.

The flat also features a tastefully decorated reception room, which boasts an open-plan layout and large windows that flood the space with natural light. The refurbished nature of this room adds a fresh and contemporary feel to this space, making it a perfect place for entertaining or unwinding after a long day.

The property also includes a beautifully designed bathroom, which features a free-standing shower, creating an effective blend of style and practicality.

With a Council Tax band of B and an EPC rating of D, this property not only offers a comfortable living space but is also financially manageable. This immaculate flat is a truly unique offering in the market and is not to be missed out on.

HALLWAY Spotlights, electric storage heaters, wood flooring throughout.

LOUNGE 15' 8" MAX x 15' 0" MAX (4.78m x 4.57m) Spotlights, wood flooring throughout, two windows to side.

KITCHEN 9' 0" x 8' 8" (2.74m x 2.64m) Wall and base units, electric oven, hob and extractor fan, sink, space for dishwasher and washing machine, window to side, tiled splash backs.

BEDROOM ONE 13' 10" x 11' 0" MAX (4.22m x 3.35m) Spotlights, wall lights, carpeted, electric storage heater, window to rear.

BEDROOM TWO 10' 8" MAX x 10' 6" MAX (3.25m x 3.2m) Spotlights, window to rear, electric storage heater, carpeted.

BATHROOM 7' 6" MAX x 4' 6" MAX (2.29m x 1.37m) Toilet, sink, shower, tiled, mirror, extractor fan, spotlights and towel radiator.

Loft access from the hallway.

Council Tax Band B - Walsall

Predicted mobile phone coverage and broadband services at the property:-

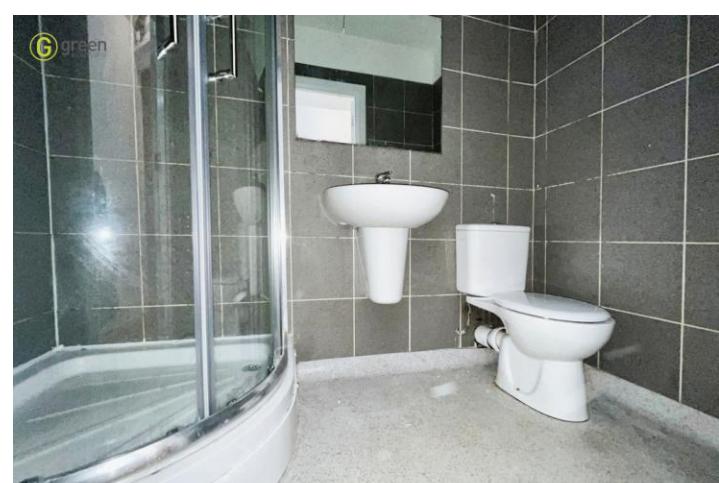
Mobile coverage - information unavailable.

Broadband coverage:- Information unavailable

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will



proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 105 years remaining. Service Charge is currently running at £1849.49 approximately per annum and is reviewed (to be confirmed). (Please note the service charge do not include the buildings insurance which last year was £184.72.) The Ground Rent is currently running at £150 per annum and is reviewed (to be confirmed). However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

The property is for sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and the Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.