

Asking Price £115,000

Jayman
www.jayman.co.uk

Estate Agents



Acorn Mews

Willenhall, WV13 1NY

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Jayman offer for sale this well presented 2 bedroom ground floor flat with combined kitchen/living room , bathroom and parking space.

Entrance Hall

Communal entrance hall and airing cupboard.

Open plan Living Room / Kitchen 19'1" x 12'2" (5.82m x 3.73m)

Double glazed French doors, open plan aspect, wood effect flooring, fitted kitchen with a range of wall and base units and work surfaces over, sink and drainer unit with mixer tap, tiled walls, electric oven, electric hob, cooker hood, plumbing for washing machine, fridge freezer and spot lights to ceiling.

Bedroom 1 10'11" x 10'5" (3.35m x 3.18m)

Double glazed window to front elevation, electric wall heater and wood effect flooring.

Bedroom 2 13'5" x 8'2" (4.11m x 2.49m)

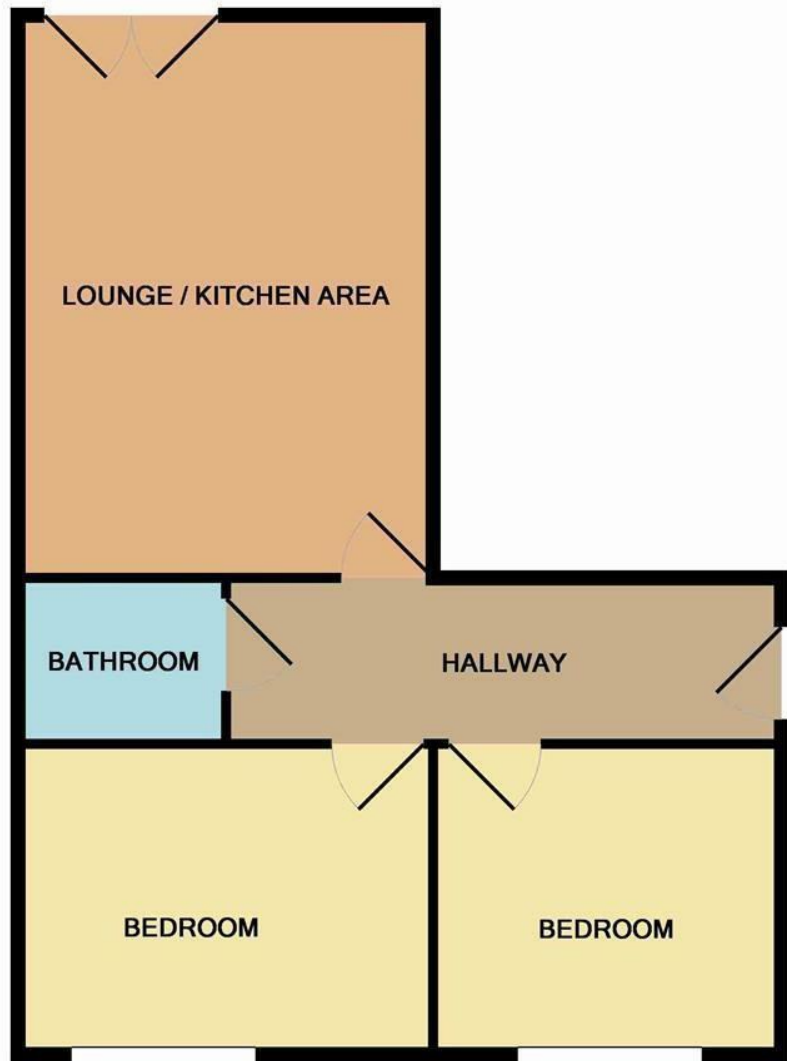
Double glazed window to front elevation, door to front elevation, electric wall heater and wood effect flooring

Bathroom

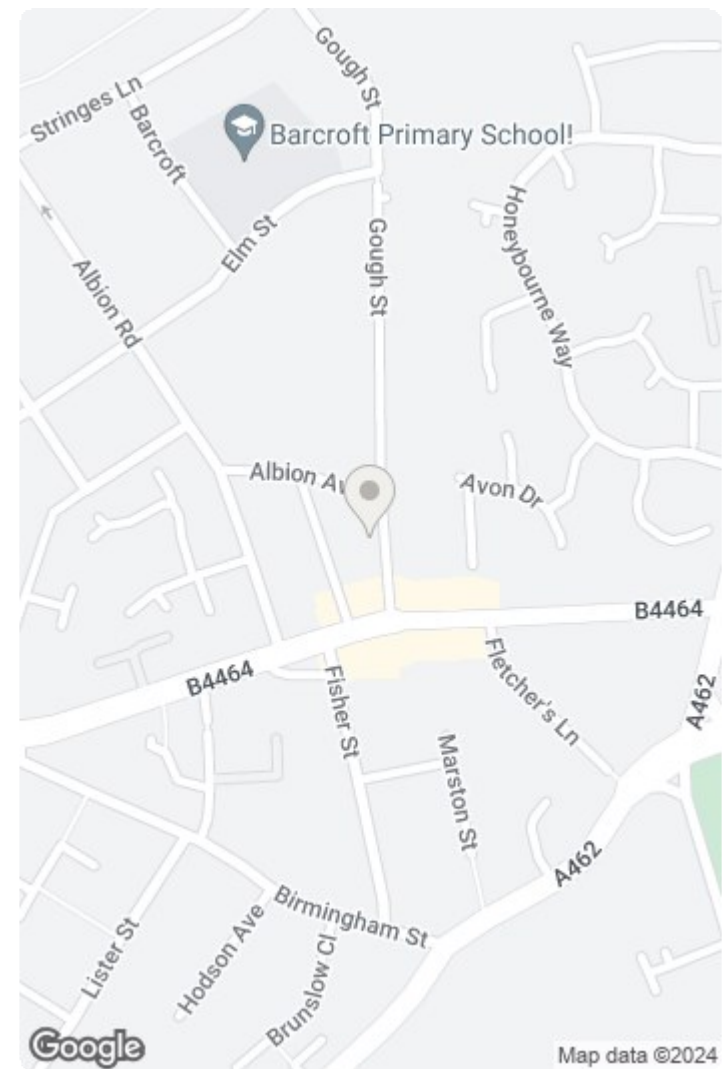
Low level WC, pedestal wash hand basin, bath with mixer tap, shower with shower screen, part tiled walls, wood effect flooring, extractor fan and spot lights to ceiling.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		10-15 A	
81-91 B		16-20 B	
69-80 C		21-25 C	
55-68 D		26-34 D	
49-54 E		35-50 E	
45-48 F		51-60 F	
1-44 G		61-80 G	
For energy efficient - higher running costs		For environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 65, Target 80
 Environmental Impact (CO₂) Rating: Current 65, Target 80

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

