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**High Road | Willenhall | WV12 4JN**

**Guide Price £121,000**

 **Webbs**  
estate agents

## Summary

**\*\*SOLD VIA MODERN METHOD OF AUCTION\*\*BUYER TO PAY NON REFUNDABLE RESERVATION FEE\*\*\*\* TWO BEDROOM TERRACE HOME \*\* CURRENTLY USED AS TWO SELF CONTAINED FLATS \*\* NO ONWARD CHAIN \*\* POPULAR LOCATION \*\* IDEAL INVESTMENT PROPERTY \*\* VIEWING ESSENTIAL\*\***

WEBBS ESTATE AGENTS are pleased to present this terraced house which presents a unique opportunity for both investors and families alike. Offered for sale with no onward chain, this property features two self-contained flats, making it an ideal choice for those seeking rental income or multi-generational living.

Flat 91 welcomes you with a versatile reception room that can serve as a bedroom, complemented by a spacious kitchen dining area and a convenient WC. This layout provides a comfortable living space, perfect for relaxation or entertaining guests.

At the rear, you will find Flat 91A, which boasts a well-equipped kitchen area. Ascend to the upper floor, where two generously sized double bedrooms await, along with a modern shower room. This arrangement ensures ample space for family or tenants, enhancing the property's appeal.

The exterior of the property features a shared garden, complete with a side walkway, patio, and lush lawns, providing a delightful outdoor space for leisure and recreation. The location is particularly

## Key Features

- TWO BEDROOM TERRACE HOME
- TWO RECEPTION ROOMS
- KITCHEN IN 91A
- SHOWER ROOM
- NO ONWARD CHAIN SOLD BY MODERN METHOD OF AUCTION
- CURRENTLY SPLIT IN TO TWO FLATS
- DOWNSTAIRS WC
- TWO DOUBLE BEDROOMS
- PERFECT INVESTMENT
- VIEWING ESSENTIAL CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Reception Room

15'5" x 10'3" (4.72m x 3.14m)

### Reception Room/ Kitchen area

15'5" x 10'3" (4.72m x 3.14m)

### Rear Hallway

### Kitchen (91A)

10'1" x 6'9" (3.09m x 2.08m)

### First Floor Landing

### Bedroom One

12'6" x 12'4" (3.82m x 3.76m)

### Bedroom Two

13'4" x 11'8" (4.08m x 3.58m)

### Shower Room

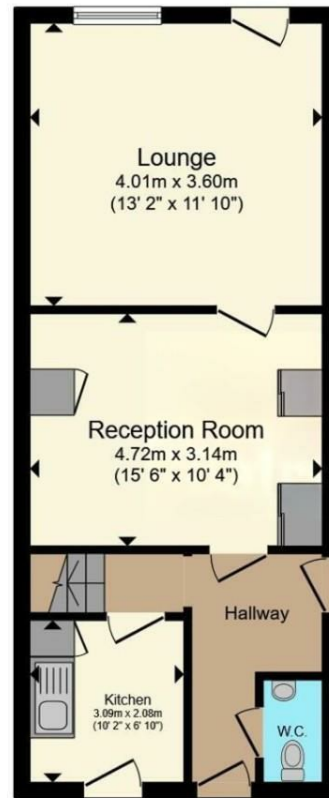
14'5" x 3'10" (4.41m x 1.19m)

### AGENTS NOTE

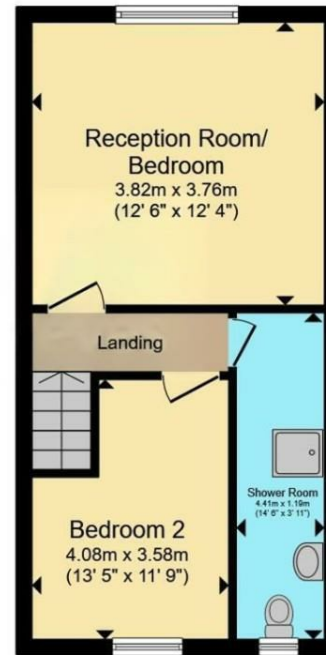
### Identification Checks B







**Ground Floor**

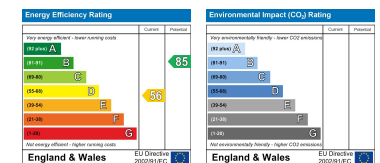


**First Floor**

Total Floor Area: 789 sq. ft (approx)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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