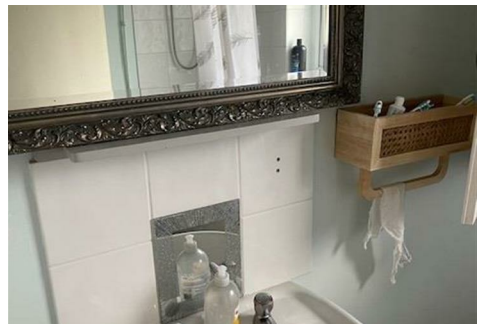




**RE/MAX**  
Prime Estates



**61A Fairview Road, Wednesfield, WV11 1BT**

**Guide price £80,000**

This two-bedroom flat offers an excellent investment opportunity for those looking to refurbish and capitalize on its potential. Situated in a desirable neighbourhood, the property features a flexible layout that allows for some redesign.

The living area is light-filled and has the potential for an open-plan concept, enhancing the flow between spaces. The kitchen, while functional, is in need of some TLC.

Both bedrooms are generously sized, with the possibility of adding built-in storage to maximize space.

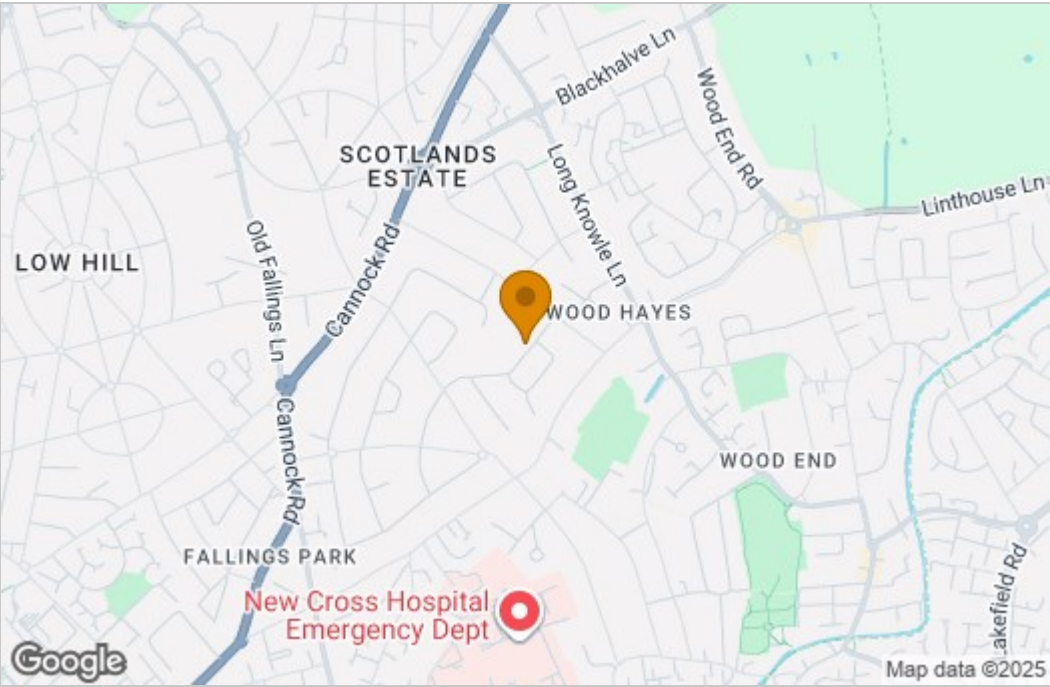
The property has existing tenants since January 2023 and with strong rental demand in the area, this flat can be transformed into a desirable residence for tenants or future buyers. Its proximity to local amenities and public transport further enhances its appeal. Invest in this property and unlock its full potential with thoughtful refurbishment.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this

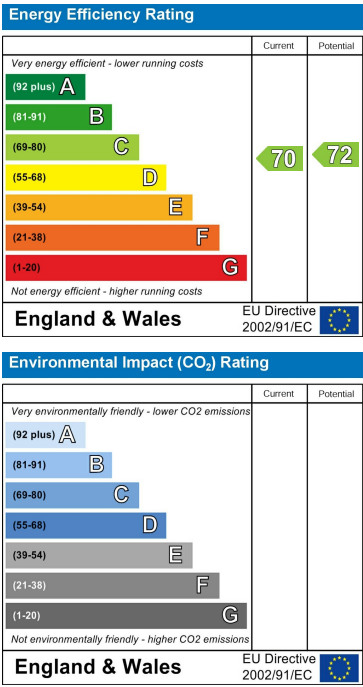


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.