



**Connells**

Falcon Inn Gomer Street West  
Willenhall



# Falcon Inn Gomer Street West Willenhall WV13 2NR

for sale offers in excess of  
**£325,000**



## Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale an interesting CHAIN FREE detached former public house conveniently located for Willenhall Shopping Centres. Connells recommend taking Solicitors, Surveyors and local planning advice before confirming the purchase of this property. Viewing is via Connells Wolverhampton, please see floor plans provided

The current owner is selling this interesting dwelling with planning permission for two units with total of 12 HMO's split 6 bedrooms in each, a selection of shared facilities and off road parking to rear.

Please check the Walsall Council web site regarding planning.

## The Location & Area

Situated in Gomer Street West conveniently located for the Black Country route with links to the M6 motorway. Popular shopping, doctors, dentists, public houses and eateries as well as local schools. Wednesfield shopping centre and Bentley Bridge retail park along with New Cross hospital are relatively close by.

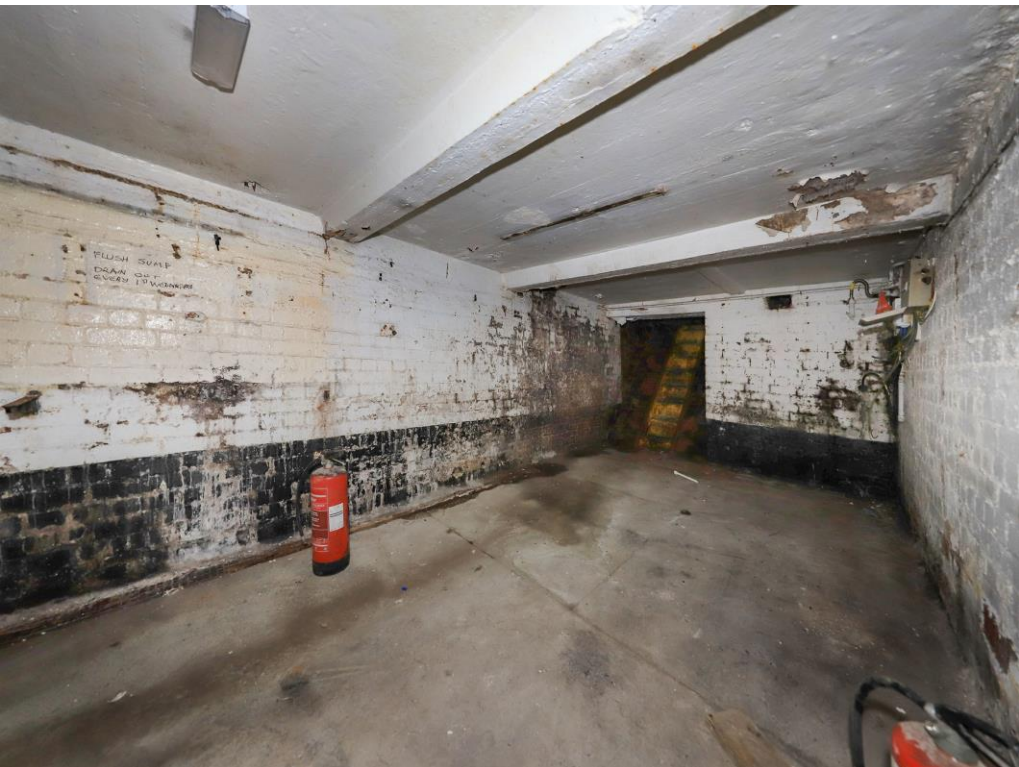
## Planning Permission

The current owner advisers Connells that planning permissions was granted by Walsall Council for the change of use from the Public

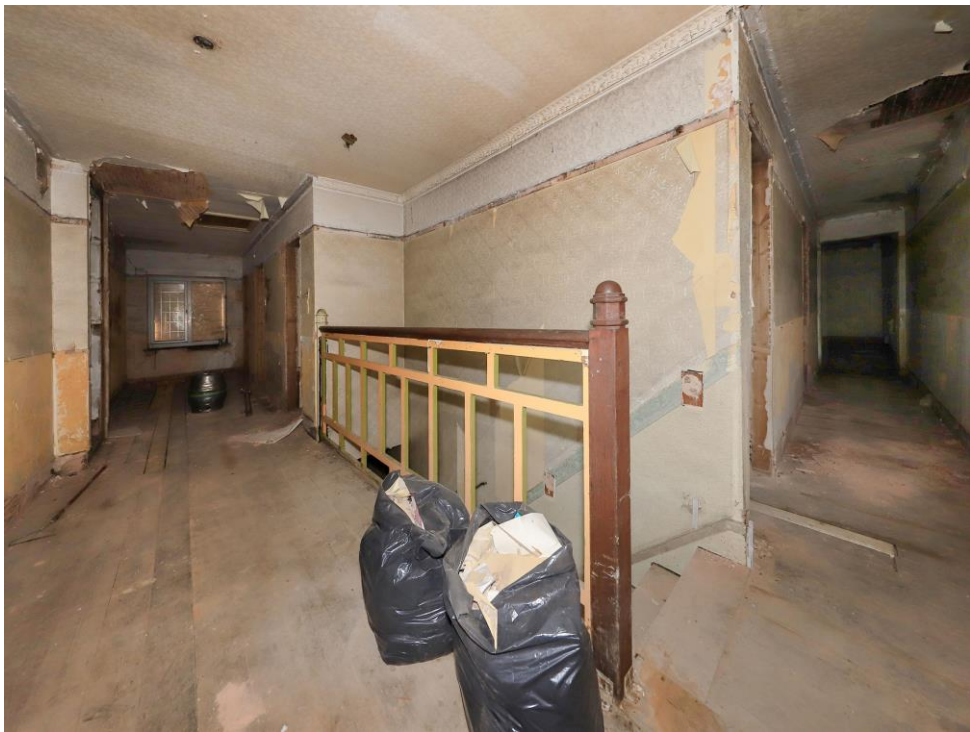
House to a 12 bedroom HMO, split into 2 units with shared facilities and rear parking area. Please note Solicitors, Surveyors and PLanning Advice before incurring any costs.

## Agents Note

The property has no lighting, therefore any viewer are entering the property at their own risks, due to hazards.















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)

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax  
 Band: Deleted

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331837](http://connells.co.uk/Property/WVH331837)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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