

for sale

offers in the region of **£175,000** Freehold



## Walsall Road Willenhall WV13 2EG

### "TWO SELF CONTAINED FLATS" SERIOUS INVESTORS ONLY

Currently tenanted and offering an exciting investment opportunity.

Ground floor flat comprising entrance hall, lounge, bedroom, kitchen & bathroom.

First floor flat comprises lounge, kitchen, bathroom, stairs access to bedrooms.

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes

- Energy Rating: D
- EXCITING INVESTMENT OPPORTUNITY
- 2 one bedroom self contained flats
- Available with tenant in situ

# Property Details

## Main Description

Connells Wolverhampton bring to the market this ready made investment, ideal for those looking to purchase an investment with immediate income from tenants in situ. The property comprises of two self contained flats.

## The Location & Area

Situated on the main Walsall Road and close to local shops and many amenities including shopping in Willenhall and the ever popular Bentley Bridge retail park. The Walsall Junction 10 of the M6 is also close by along with popular bus routes and Walsall.

## Ground Floor Flat

Entrance hall, lounge, bedrooms, kitchen and bathroom.

## First Floor Flat

Lounge, kitchen, bathroom and stairs to Bedrooms.

## Outside

There is an enclosed rear garden.

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

Property Ref: WWH332525 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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