



25 Aston Road, Willenhall, WV13 3DH Offers In The Region Of £225,000



**** NEW INSTRUCTION **** BUY - TO - LET- INVESTMENT OPPORTUNITY ****

Genie Homes are pleased to represent Aston Road in the town of Willenhall, this spacious semi-detached house presents an excellent investment opportunity. With a generous 947 square feet of living space, the property boasts three well-proportioned bedrooms, making it ideal for families or professionals seeking a comfortable home.

Upon entering, you are welcomed into a bright and airy living room that provides a perfect setting for relaxation and entertainment for any tenant. The fully fitted modern kitchen is designed for convenience and functionality, catering to all your culinary needs. Additionally, the property features a downstairs WC, enhancing practicality for everyday living.

One of the standout features of this home is the large wrap-around garden, offering ample outdoor space for gardening, play, or simply enjoying the fresh air. A garage is also included, providing secure storage or additional parking for your convenience. The property accommodates parking for two vehicles, ensuring ease for residents and guests alike.

Currently tenanted, this property generates a commendable income of £995 per calendar month, annual income £11,940. It is being sold with tenants in situ, making it an ideal buy-to-let investment for those looking to expand their property portfolio without the hassle of finding new tenants.

- Perfect BUY-TO-LET 3 bedroom semi detached INVESTMENT property.
- Freshly painted throughout
- Garage, Large garden
- Fully fitted kitchen with gas hob
- Downstairs cloakroom
- Freehold, Tenant Occupied
- New carpets and flooring
- Off road parking for one car
- Upstairs bathroom
- 2% Buyer fee



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