



Willenhall Drive, Hayes, UB3 2UX

£1,400

Room

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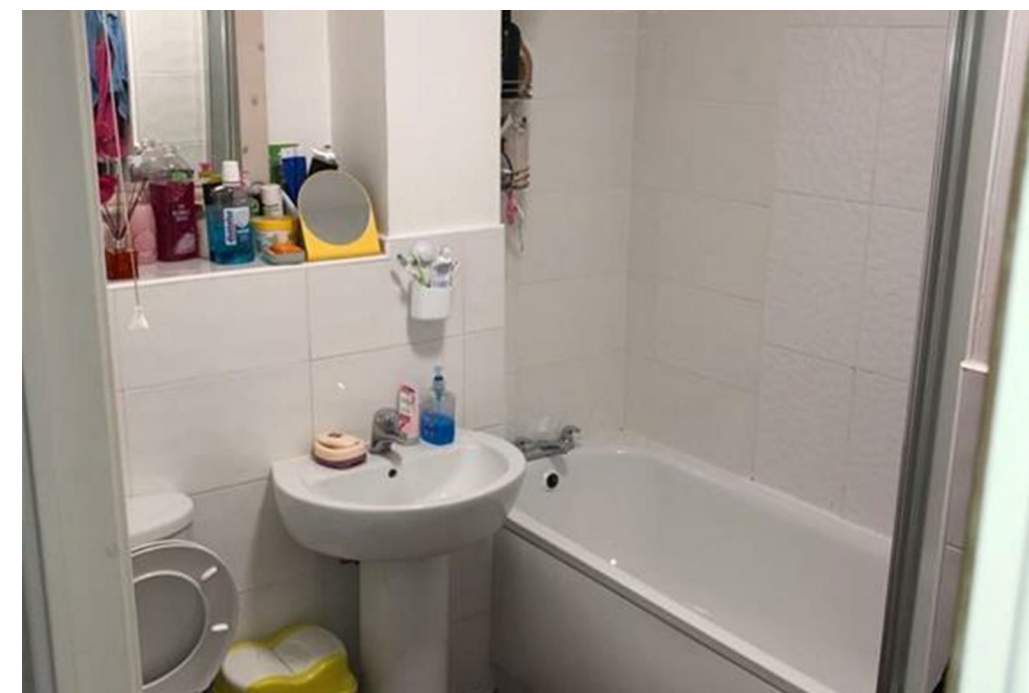
Welcome to this charming flat located on Willenhall Drive in Hayes, UB3 2UX. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

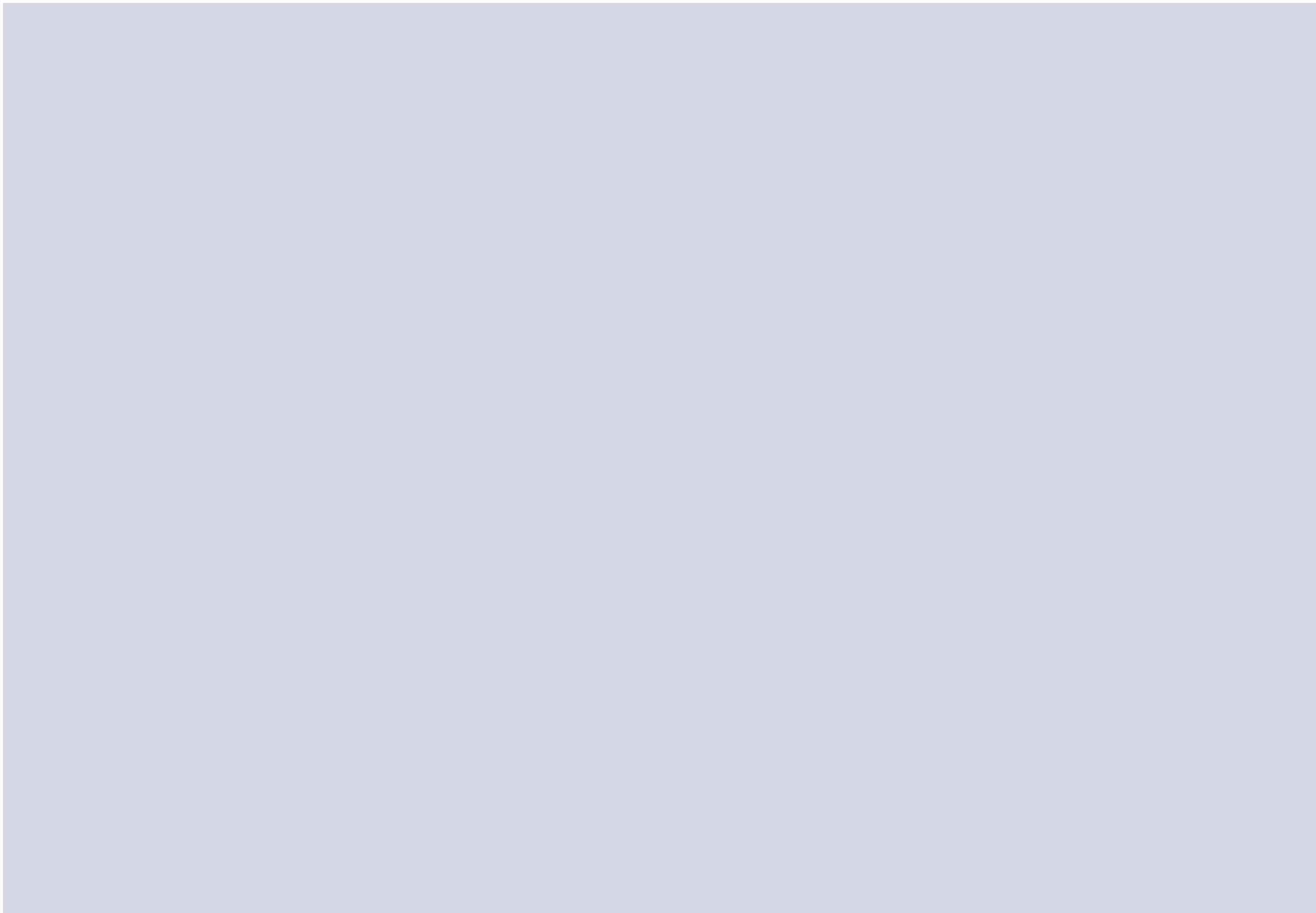
Upon entering, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation. The room is filled with natural light, creating a bright atmosphere that enhances the overall appeal of the flat.

The property features a spacious bedroom, designed to be a peaceful retreat. It offers ample space for furnishings and personal touches, ensuring a comfortable living experience. The bathroom is well-appointed, providing all the necessary amenities for your daily routines.

Situated in a desirable location, this flat benefits from easy access to local amenities, including shops, parks, and public transport links, making it convenient for commuting and daily errands. The surrounding area is known for its friendly community and vibrant atmosphere, adding to the charm of this property.

This flat is an excellent opportunity for those looking to establish themselves in a welcoming environment. With its practical layout and prime location, it is sure to attract interest. Do not miss the chance to make this lovely flat your new home.







TOTAL APPROX. FLOOR AREA 430 SQ.FT. (39.9 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Tenure:
Council Tax Band: C

- Ground Floor Flat
- Available from End of November 2025
- Electric Heating
- Allocated Parking
- Walking distance to Hayes Town Centre
- Double Glazed
- Modern Condition Throughout
- Unfurnished
- Communal Gardens
- EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	53
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.