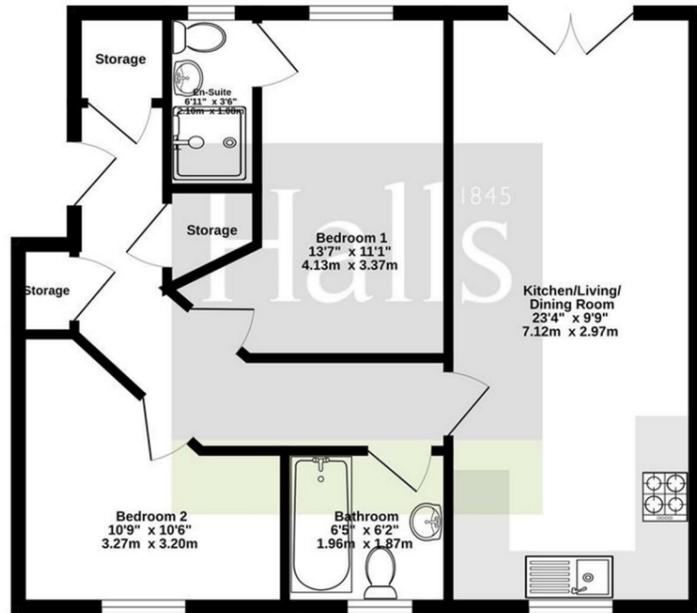


FOR SALE

262 Willenhall Road, Wolverhampton, WV1 2JQ



Ground Floor  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 603 sq.ft. (56.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix iC025



FOR SALE

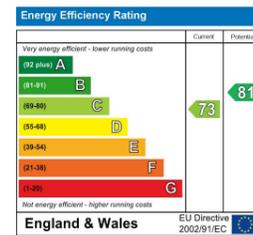
Offers in the region of £130,000

262 Willenhall Road, Wolverhampton, WV1 2JQ

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well-presented two-bedroom apartment featuring an open-plan kitchen and lounge, perfect for modern living. The main bedroom includes an en-suite, while the second bedroom is served by a separate bathroom. The property benefits from secure gated and allocated parking, communal gardens, and a telecom entry system for added security. Ideally located with excellent commuting links.



01952 971800

Telford Sales  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@hallsgb.com



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1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- NO CHAIN
- En-Suite to Master Bedroom
- Well Presented Throughout
- Secured Gated Allocated Parking
- Feature Juliette Style Balcony
- Excellent Commuting Links

#### DESCRIPTION

This well presented second floor two-bedroom apartment offers stylish and comfortable modern living in a highly convenient location. The property features a spacious open-plan kitchen and lounge area, creating a bright, airy, and social environment—perfect for both relaxing and entertaining. From the lounge, French doors open onto a Juliette-style balcony, allowing plenty of natural light and offering a pleasant open aspect.

The main bedroom is generously sized and benefits from its own modern en-suite shower room, while the second bedroom is well-proportioned and served by a separate family bathroom. The kitchen is well-equipped with a range of contemporary units and integrated appliances, complementing the open-plan layout perfectly.

Additional benefits include secure gated access, allocated parking, well-maintained communal gardens, and a telecom entry system providing both convenience and peace of mind.

Ideally located with excellent commuting links, this apartment offers easy access to local amenities, public transport, and major road networks. This is an ideal home for professionals, couples, or small families, and an excellent opportunity for first-time buyers or investors alike. Early viewing is advised.

#### LOCATION

Situated in the sought-after WV1 2JQ area, this apartment enjoys a convenient and well-connected location close to Wolverhampton city centre. The area offers a great selection of local amenities, including shops, supermarkets, cafés, and leisure facilities, all within easy reach. Excellent transport links make commuting straightforward, with Wolverhampton train station, major bus routes, and key road networks such as the A41, A449, and M6 nearby, providing easy access to Birmingham and surrounding areas. The property is also well-placed for local schools, parks, and green spaces.

#### ROOMS

**OPEN PLAN KITCHEN/LOUNGE**  
23'4" x 9'8"

**BEDROOM ONE**  
13'6" x 11'0"

**EN-SUITE**

**BEDROOM TWO**  
10'8" x 10'5"

**BATHROOM**

**COMMUNAL GARDENS**

**GATED SECURE ALLOCATED PARKING**

**LOCAL AUTHORITY**

City of Wolverhampton Council.

**COUNCIL TAX BAND**

Council Tax Band: B

**POSSESSION AND TENURE**

Leasehold, 106 years remaining

**VIEWINGS**

Strictly by appointment with the selling agent.

**ANTI-MONEY LAUNDERING (AML) CHECKS**

We are legally obligated to undertake anti-money

laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.