

# AUCTION



**Farmhouse Road,  
Willenhall, WV12 4AU**

**Auction Guide Price £72,000**



**\*\* SOLD BY MODERN METHOD OF AUCTION \*\* NO ONWARD CHAIN \*\* CASH BUYERS/INVESTORS ONLY \*\* SPACIOUS AND UPDATED TWO-BEDROOM SECOND-FLOOR FLAT \*\* ESTIMATED RENTAL INCOME OF 750 - 775GBP PCM \*\* FANTASTIC OPPORTUNITY IN SHORT HEATH, WILLENHALL \*\*** A Fantastic Opportunity in Short Heath! This two-bedroom, second-floor flat is set in the highly sought-after area of Short Heath, Willenhall, and comes to market with NO CHAIN – making it a great option for first-time buyers, downsizers, or investors looking for a ready-to-go rental. The property offers a bright lounge, kitchen, two bedrooms, a bathroom, plus a useful office area. With double glazing and gas central heating throughout, it provides everything you need for comfortable everyday living. Location is key – with plenty of local amenities nearby, as well as excellent transport links including easy access to the M6 motorway. For investors, the property has an estimated rental income of 750GBP - 775GBP per calendar month. Service Charge: 710.80GBP per annum (for the period 1st April 2024 – 31st March 2025). Please note this figure is an estimate only and may be subject to change. The lease for this property commenced on 26th January 2004 for a term of 125 years. As of 25th September 2025, there are approximately 103 years remaining on the lease. Viewing is highly recommended to appreciate the space on offer – call today to arrange yours! Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

**Front** Approach via communal front gardens to front door with security intercom keypad leading into communal entrance hall, stairs to second floor into entrance porch.

**Entrance Hall** Radiator, door to storage cupboard which has loft access, doors to bedrooms, bathroom, lounge, kitchen, airing cupboard and a further storage cupboard.

**Lounge** 13' 5" x 12' 1" (4.08m x 3.69m) Radiator, double glazed window facing the side elevation, double glazed frosted window facing the front elevation

**Kitchen** 10' 10" x 8' 9" (3.30m x 2.66m) Double glazed window facing the side elevation, radiator, wall mounted cupboards and base units, stainless steel sink and drainer unit, part tiled walls, vinyl flooring, space for a cooker, washing machine, fridge freezer.

**Bedroom One** 12' 1" x 9' 8" (3.69m x 2.94m) Double glazed window facing the side elevation.

**Bedroom Two** 12' 1" x 5' 9" (3.69m x 1.75m) Double glazed window facing the side elevation.

**Bathroom** 5' 8" x 6' 8" (1.73m x 2.03m) Three piece suite comprising; bath, low level WC, wash hand basin, part tiled walls, vinyl flooring, double glazed frosted window facing the side elevation.

**Store** 5' 8" x 4' 4" (1.73m x 1.33m)

**Store** 4' 10" x 2' 9" (1.48m x 0.84m)

**Store** 4' 10" x 2' 9" (1.48m x 0.84m)



**Disclaimer** This property is leasehold. Buyers should satisfy themselves as to the exact lease terms, ground rent, service charges, and any other obligations before proceeding. The property is subject to rights, reservations, and covenants affecting the building and surrounding land. Full details are available from the Land Registry title. 103 years on lease, £10 ground rent, £710 p/a service charge

**Buyers Information** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

**TENURE: Leasehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**COUNCIL TAX BAND: A**

**EPC RATING: D**

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

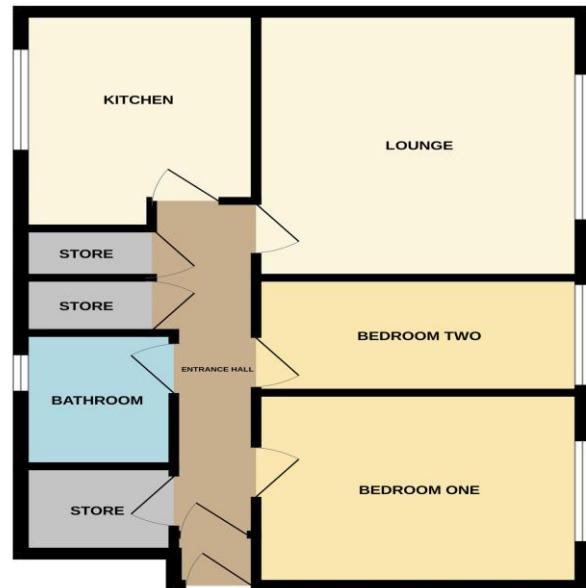
**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





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 indicative purposes only and should not be relied on for any precise measurements. The services, fixtures and apparatus have not been tested and no guarantee as to their condition and/or safety can be given.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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