



Brereton Road | Willenhall | WV12 5LD

Asking Price £95,000



Summary

****TWO BEDROOM SECOND FLOOR FLAT**MODERN FITTED KITCHEN**MODERN FITTED BATHROOM**UTILITY ROOM**PRIVATE BALCONY** PERFECT FOR INVESTMENT**CASH BUYERS ONLY****

Nestled on Brereton Road in Willenhall, this charming two-bedroom flat presents an excellent opportunity for those seeking a comfortable and convenient living space. Spanning 657 square feet, this purpose-built flat, constructed in 1955, is situated on the second floor and boasts a well-thought-out layout.

Upon entering, you are welcomed into a spacious lounge that is bathed in natural light, thanks to its large front-facing windows. This inviting space is perfect for relaxation or entertaining guests. Adjacent to the lounge, the main bedroom also benefits from the same bright outlook, creating a serene atmosphere. The second bedroom, while located at the rear of the property, offers a peaceful retreat with views of the communal outdoor area.

The flat features a well-equipped kitchen, complete with a utility area, ensuring that all your culinary needs are met. The main bathroom is conveniently positioned, providing easy access from both bedrooms and the living area.

Residents will appreciate the additional amenities, including a ground-floor communal storage area and a bin store, enhancing the practicality of this home. While parking is available on the street, the

Key Features

- TWO BEDROOM SECOND FLOOR FLAT
- PRIVATE BALCONY
- MODERN FITTED BATHROOM
- CLOSE TO ALL LOCAL AMENITIES
- VIEWING ESSENTIAL
- CASH BUYERS ONLY
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- PERFECT INVESTMENT
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Hall

4'11" x 3'6" (1.51m x 1.09m)

Kitchen

9'3" x 8'6" (2.83m x 2.60m)

Lounge Diner

13'1" x 12'10" (4.00m x 3.92m)

Utility Room

4'8" x 4'8" (1.44m x 1.44m)

Balcony

8'4" x 4'0" (2.56m x 1.22m)

Inner Hall

Bedroom One

12'2" x 9'2" (3.72m x 2.81m)

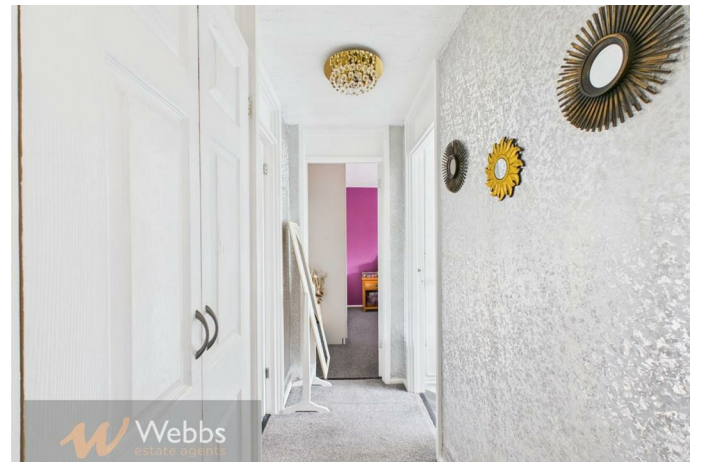
Bedroom Two

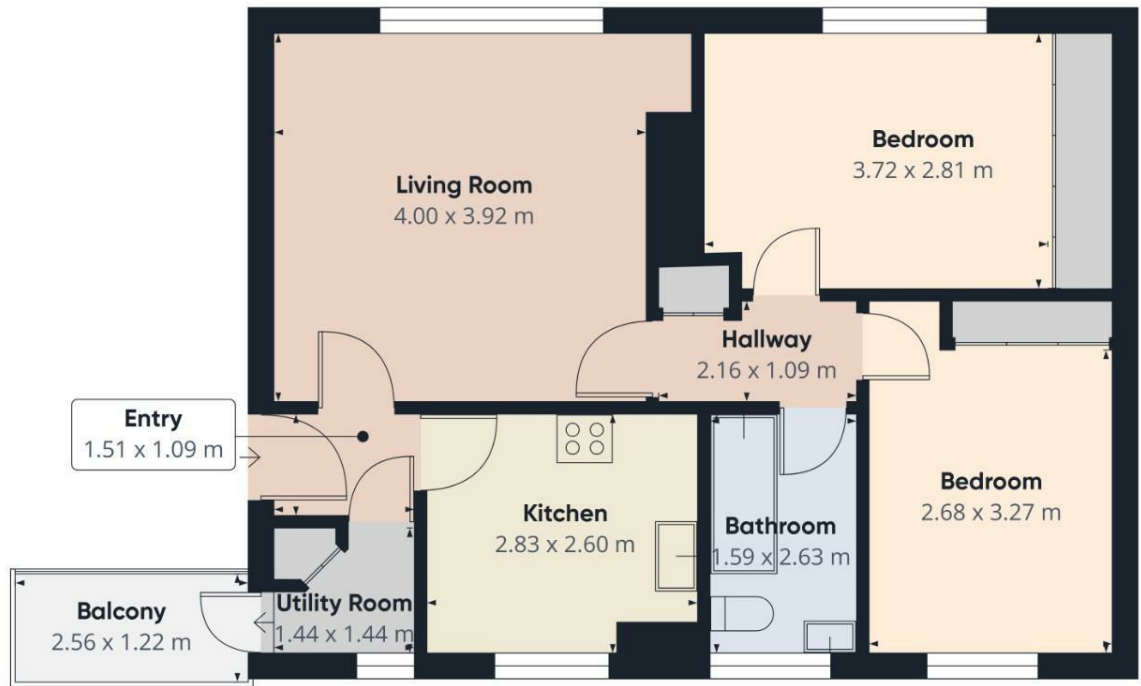
8'9" x 10'8" (2.68m x 3.27m)

AGENT NOTE:

Identification Checks B







Balconies and terraces
3.1 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating

Energy Source	Current Rating	Proposed Rating
Very energy efficient - lower running costs		
100-150 A		
100-80 B		
100-50 C		
100-40 D		
100-30 E		
100-20 F		
100-10 G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Energy Source	Current Rating	Proposed Rating
Very environmentally friendly - lower CO ₂ emissions		
100-10 A		
100-20 B		
100-40 C		
100-60 D		
100-80 E		
100-100 F		
100-120 G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

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