



**25 Aston Road, Willenhall, WV13 3DH**  
**Offers In The Region Of £220,000**

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# 25 Aston Road, Willenhall, WV13 3DH

## Offers In The Region Of £220,000



### Property Description

Property features

Semi-detached house

Three bedrooms. Two Double Rooms & One well proportioned single

Lounge / Dining room

Kitchen

Utility room

ground floor guest WC

First floor bathroom

Gas central heating & double glazing

Off road parking . Garage gated

Fantastic 3 bed Freehold property

This freehold property presents an excellent investment opportunity if looking to expand your portfolio. First time buyers or a family looking to upsize.

The accommodation briefly comprises an entrance hall, a lounge/diner, a kitchen, storage, and a ground floor guest WC. Upstairs, there are two double bedrooms, a well-sized single bedroom, and a family bathroom.

Additional benefits include gas central heating, double glazing, off-road parking to the front of the property and a garage to the rear, a front garden, and a private enclosed rear garden.

There may be potential to extend the property through various means (subject to the necessary planning permissions), as demonstrated by neighbouring homes.

Early viewing is highly recommended to fully appreciate the size and potential on offer. Contact us today to arrange your appointment! Property needs updating.

Location: Prime Location with Excellent Connectivity & Amenities

Situated just 2.7 miles from Wolverhampton city centre and 4.1 miles from Walsall town centre, this well-located home offers easy access to a wide range of amenities. Nearby, you'll find local shops, schools, colleges, and leisure facilities, ensuring convenience for everyday needs.

Excellent transport links are available via bus, rail, and metro, while the M54, M5, and M6 motorways are all within easy reach, making commuting effortless. Additionally, popular shopping destinations such as Walsall, Wolverhampton, Bentley Bridge Retail Park, and Junction 9 Retail Park are just a short drive away.

( The floor plan is scheduled for completion on Monday, 17th March )

Property: Freehold

Possession: Tenant Occupied or Vacant possession

EPC: D

Council Tax: A

### Area Information

Willenhall (WV13) – Key Information & Characteristics

Willenhall is a historic market town in the West Midlands, nestled between Wolverhampton and Walsall. Famous for its heritage as the heart of the British lock-making industry, the town combines a strong sense of community with modern conveniences. Part of the Borough of Walsall, Willenhall enjoys easy access to the M6 motorway and serves a population of over 49,000.

Location: Situated in the Black Country on the River Tame, bordering Walsall, Wolverhampton, and South Staffordshire.

Character: A traditional town with a proud and independent identity.

Transport: Excellent connectivity via the M6 motorway (Junction 10), making it ideal for commuters.

Amenities: Local shops and conveniences include food stores such as Singh's Premier and other everyday essentials.

History: Celebrated as the centre of the British lock and key industry, a heritage still honoured across the town today.

### Buyers Fee and Reservation

This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price at a minimum fee of £2500 plus VAT.

If you make an offer and it is accepted, a minimum of 50% of the fee is payable in order to take the property off the market.

The benefits of a buyers fee to the buyer are:

- Properties are advertised at a reasonable purchase price in order

to encourage a quick sale.

- This approach allows you to secure the property and start the conveyancing process quickly.
- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.
- The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know that buyers are serious.
- All of these elements provide peace of mind from the outset, along with our personal and proactive approach. Genie Homes pride ourselves on our simple and secure buying process.

Please note: Should the property purchase not complete, the reservation fee will be refundable in ONLY these circumstances;

1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage / mortgage ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

### Disclaimer

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves

by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

(Please note: photos were taken prior to the property being tenanted and are for illustration purposes only).

### TENURE

Freehold

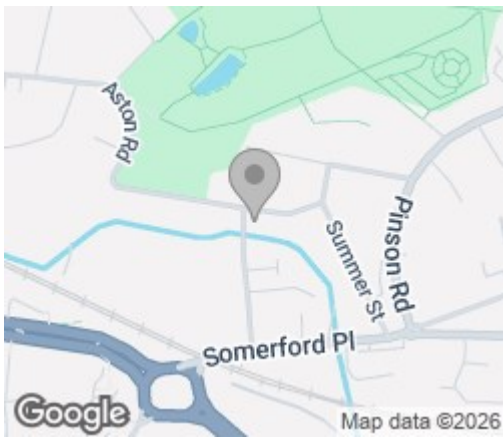
### POSSESSION

Tenanted or Vacant possession

### VIEWING

Viewing strictly by appointment through Genie Homes

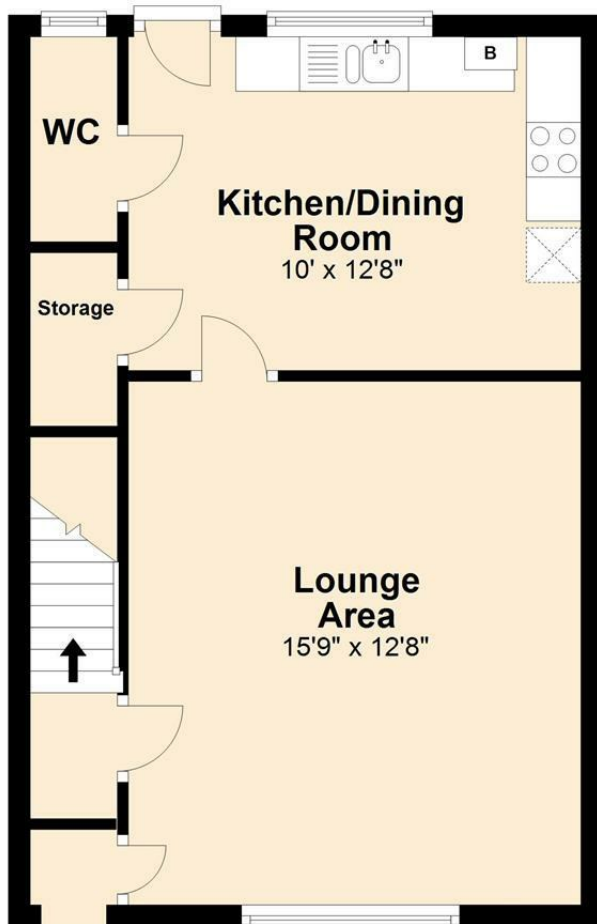




| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) <b>A</b>                          |         | <b>89</b>                                                                                                   |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            |         | <b>64</b>                                                                                                   |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            |         |                                                                                                             |
| (21-38) <b>F</b>                            |         |                                                                                                             |
| (1-20) <b>G</b>                             |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |

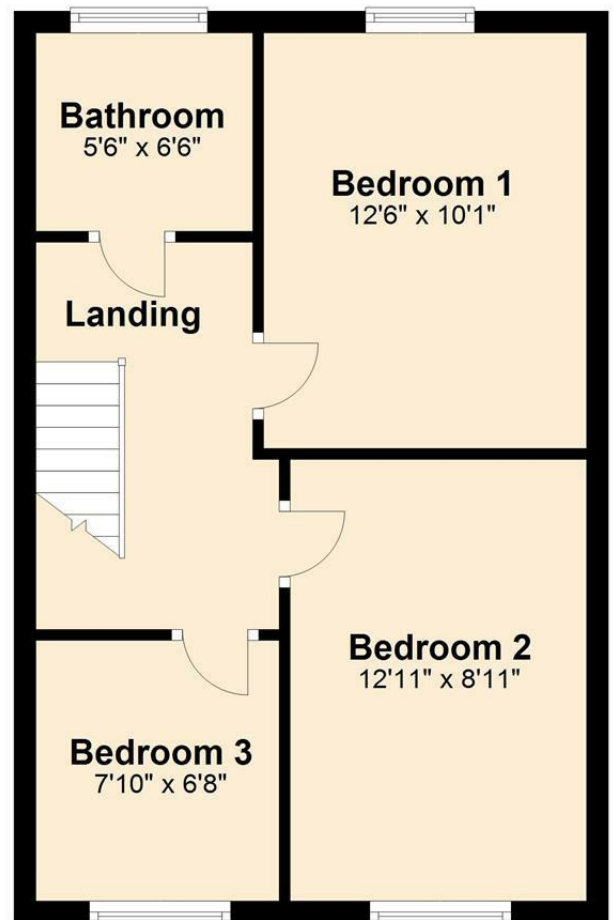
## Ground Floor

Approx. 408.2 sq. feet



## First Floor

Approx. 425.4 sq. feet



Total area: approx. 833.5 sq. feet

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