



LEE COOKE

Peach Road, Off Broad Lane South, Wednesfield/Willenhall, WV12 5UW

**Offers in the Region of
£150,000**

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Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

A Fantastic first floor apartment For Sale with Lee Cooke Estate Agents.

Experience modern living in this beautifully presented, show-home-styled first-floor apartment, ideally located just off Broad Lane South.

This attractive two-bedroom apartment offers a comfortable and practical lifestyle, perfect for those seeking contemporary accommodation with convenient access to local amenities. From the moment you step inside, you'll appreciate the thoughtful design and immaculate presentation.

Externally, the property benefits from a rear garden, providing a pleasant outdoor space and an invaluable outside store for additional convenience.

Upon entering, a welcoming entrance hall leads to the first-floor landing, which guides you to the main living areas. The heart of this home is a wonderful open-plan lounge, seamlessly connected to a restyled and refitted kitchen. This modern space is perfect for both relaxing and entertaining, featuring a fitted breakfast bar and high-quality integrated appliances.

The apartment comprises two well-proportioned bedrooms, offering peaceful retreats. A stylish, fitted family bathroom completes the internal layout.

For further details to book a viewing or for a free selling valuation contact Lee Cooke Estate Agency Group today.

Location and Area

Situated on the popular Peach Road, this apartment boasts excellent links to Broad Lane South and is conveniently close to sought-after schooling options. Residents will enjoy easy access to the vibrant shopping centres of Wednesfield and Willenhall, along with the extensive retail park at Bentley Bridge. Essential services such as New Cross Hospital, doctors, dentists, public houses, and eateries are all within easy reach, as are major transport links including the M6 and M54 motorways. This location truly combines suburban tranquillity with urban convenience.

Entrance Hall

Accessed via a feature double-glazed composite door to the side, with stairs rising to the first-floor landing.

First Floor Landing

Features a double-glazed window to the side, stairs leading to the ground floor, loft access, a feature radiator, and spotlights to the ceiling.

Lounge - 16'8" x 11'1" max

A bright space with a double-glazed window to the rear, an open archway leading into the kitchen area, a fitted breakfast bar, stylish feature flooring, a feature radiator, and a door to the first-floor landing.





Kitchen - 10' x 9'2" max

This fantastically refitted kitchen boasts a double-glazed window to the rear, an open archway leading into the family lounge, a superb selection of wall and base units with a complementary breakfast bar, a single drainer sink unit, integrated dishwasher, integrated fridge freezer, and a gas hob with oven and extractor. Viewing is highly recommended to appreciate the quality.

Bedroom One - 15' x 9' max

Benefiting from a double-glazed window to the front, laminate flooring, and a door to the first-floor landing.

Bedroom Two - 11'7" x 7'7" max

Features a double-glazed window to the front, a built-in wardrobe, and a door to the landing.

Bathroom

Equipped with a double-glazed window to the side, a panelled bath, a pedestal wash basin, a low-flush toilet, tiled flooring, part-tiled walls, spotlights to the ceiling, a heated towel rail, and a door to the first-floor landing.

Rear Garden

A private half-rear garden with convenient access leading to the side.

Outside Store

An integral outside store is situated to the side of the property, offering valuable additional storage.

Agents Notes - Viewing is highly recommended to appreciate the home owners choice of décor and restyled condition of this property on offer. We are aware that there are 103 years left on the Lease. Service charges, ground rent, and building insurance total £549.90 per year

Property Disclaimer

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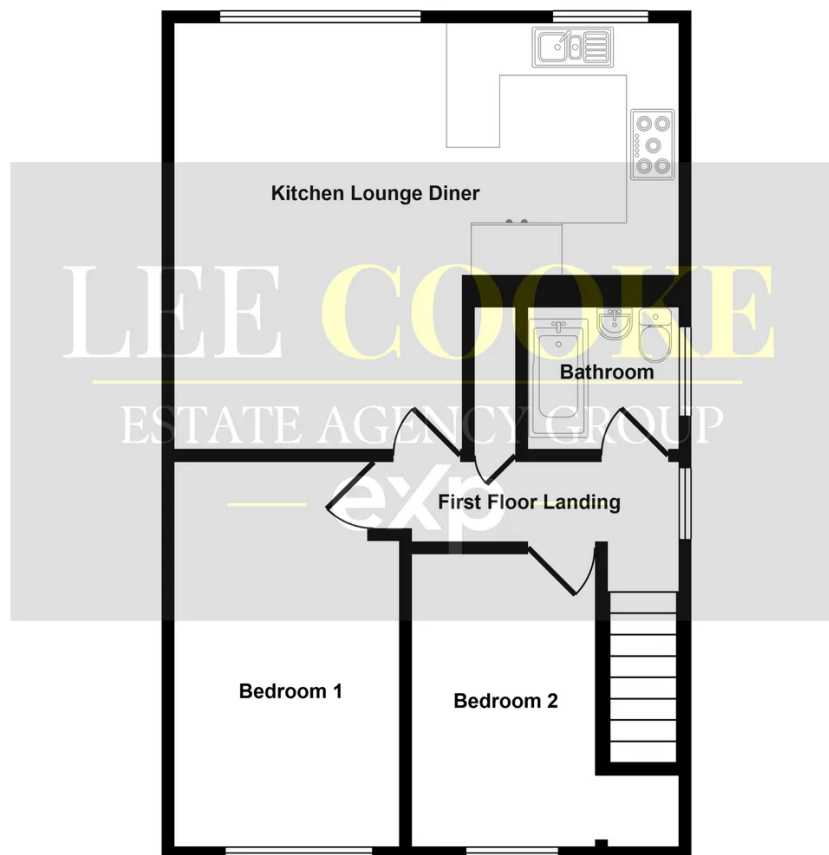
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- Mortgage advice is available (with one of our partners)
- Property lawyers are available (with one of our partners)
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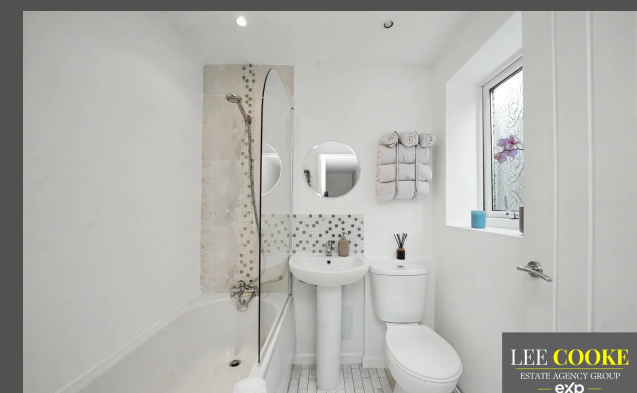






First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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