

for sale

offers over **£120,000** Leasehold



## Willenhall Road Wolverhampton WV1 2JQ

Situated within a modern and well-maintained residential development in WV1, this well-presented TWO-BEDROOM FLAT offers spacious and practical accommodation, ideal for first-time buyers or buy-to let investors.

# Willenhall Road Wolverhampton WV1 2JQ

## Hall

13' 1" x 3' 9" ( 3.99m x 1.14m )

A welcoming entrance hallway with soft carpet underfoot giving access to all rooms. Includes built-in storage cupboards and secure entry handset

## Kitchen/Lounge

9' 5" x 24' 6" ( 2.87m x 7.47m )

A bright and spacious open-plan kitchen and living area with a large window/doors providing plenty of natural light.

The kitchen features modern units, generous worktop space, an integrated oven, hob, extractor, and additional space for appliances.

The lounge comfortably accommodates seating and dining furniture, offering a warm and cosy space overlooking the communal garden/balcony area.

## Bedroom One

14' 9" x 10' ( 4.50m x 3.05m )

A generously sized double bedroom with stylish decor and large windows. Ample space for wardrobes, bedside furniture and personal touches.

## En-Suite

6' 6" x 5' 1" ( 1.98m x 1.55m )

Modern and well finished, featuring a walk-in shower, contemporary tiling, WC and wash basin.

## Bedroom Two

12' 9" x 8' 9" ( 3.89m x 2.67m )

A spacious second bedroom suitable as a double room, guest room, or home office. Neutrally decorated with room for freestanding furniture.

## Bathroom

6' 6" x 5' 6" ( 1.98m x 1.68m )

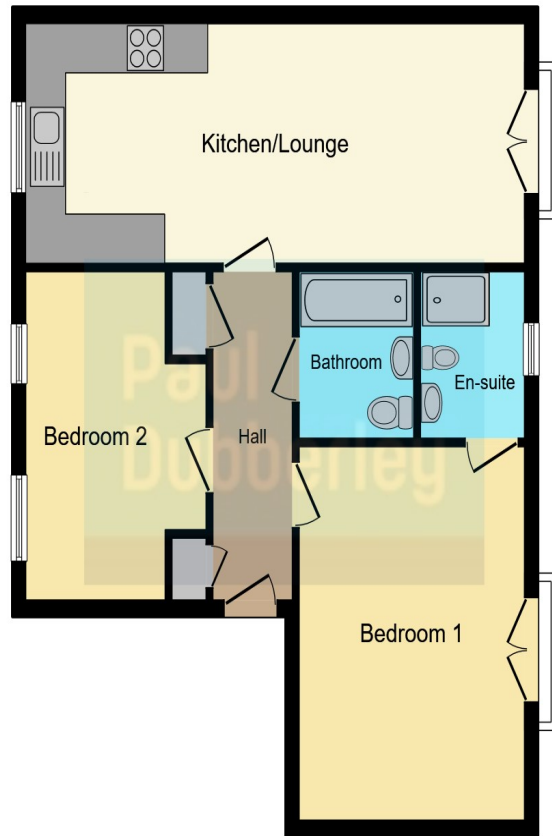
A well-presented bathroom fitted with a bath and overhead shower, WC and basin. Modern white tiling and a clean, contemporary finish.

## Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Paul Dubberley on

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14 New Road  
 WILLENHALL WV13 2BG

Property Ref: PWI104282 - 0003

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1400.00

Ground Rent: Ask Agent

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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