



399 Willenhall Road  
| WV1 2JA | O.I.R.O £80,000

ROYSTON  
& LUND



- Offers in the Region of £80,000
- Council Tax band A
- No Upward Chain
- 2 Bedroom Flat
- EPC - C
- Ground floor





Royston and Lund are delighted to introduce to the market this newly renovated Ground Floor Two Bedroom Flat. This property boasts a large living room with abundant natural lighting, creating a bright and inviting space. The well-sized bedrooms provide a stylish and comfortable living space and the property also features a spacious three-piece family bathroom, complete with an overhead shower. Finally, the property benefits from off street parking and communal gardens to the rear of the property.

Located in a sought-after area of Wolverhampton, this flat is close to local amenities, public transport links, ensuring a high rental demand. Please note that it is available for a cash-only purchase, presenting an excellent opportunity for investors looking to expand their portfolio.

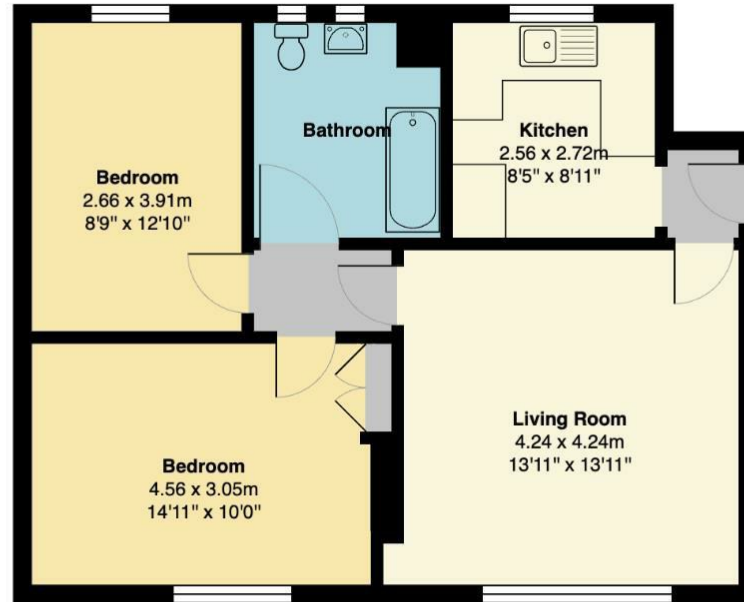
Leasehold - 125 years remaining from 2002

EPC - C

Annual Charges - £362.89

Council Tax - Band A





Total Area: 62.1 m<sup>2</sup> ... 668 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

#### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 74      | 76        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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