



Threshers Drive, Short Heath  
Willenhall, WV12 4AN

Guide Price £110,000



## Short Heath

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2  1  1 

NO CHAIN on this well presented and deceptively spacious two bedroom terraced property located on the Manor Farm estate in Short Heath.

Perfect for first time buyers this lovely home offers a modern, open plan kitchen/diner with French doors to the rear garden. There are two double bedrooms and a refitted bathroom to the first floor.

Outside is a low maintenance rear garden, a driveway and single garage to the front. Viewings are via Paul Carr Estate Agents, call for further details and to arrange an appointment to view!





### ***Agent's Note:***

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 20th June 2025

## ***Property Specification***

NO CHAIN  
Modern Refitted Kitchen/Diner  
Two Double Bedrooms  
Garage & Driveway  
Low Maintenance Rear Garden

**Porch**

**Hall**

**Lounge 3.60m (11'10") x 3.49m (11'5")**

**Kitchen/Diner 5.27m (17'3") x 3.46m (11'4")**

**Bedroom 1 4.38m (14'4") x 2.95m (9'8")**

**Bedroom 2 4.20m (13'9") x 2.70m (8'10")**

**Cupboard**

**Bathroom**

**WC**

**Garage**

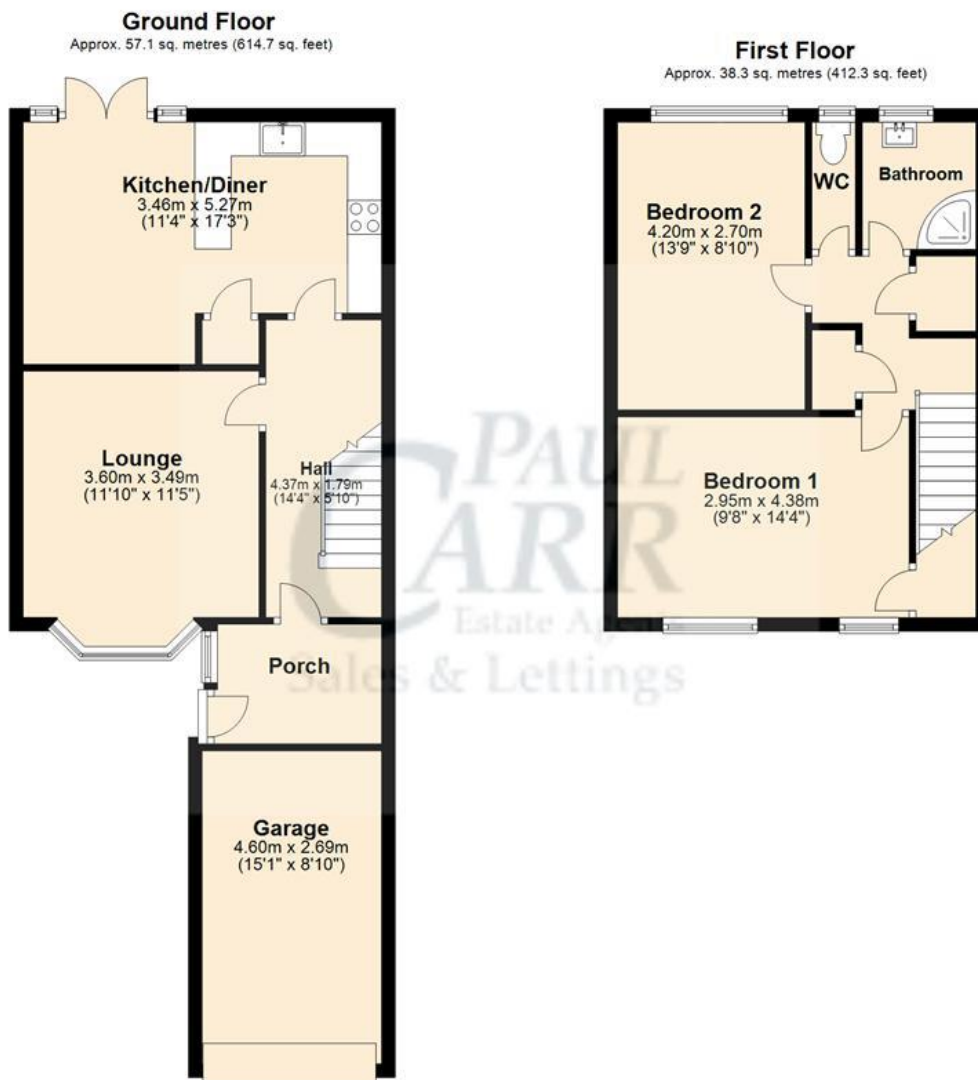
### ***Viewer's Note:***

Services connected:  
Council tax band: A  
Tenure: Freehold years remaining, lease from  
Ground Rent: £0  
Service Charge: £0  
Restrictions:



# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

