



Ampleforth Drive,
Willenhall, WV13 2LG

SKITTS
ESTATE AGENTS

Accommodation description

**** TWO BEDROOM FIRST FLOOR FLAT ** NO ONWARD CHAIN ** SPACIOUS OPEN PLAN LOUNGE AND KITCHEN ** MASTER BEDROOM WITH EN-SUITE ** TWO ALLOCATED PARKING SPACES ** IDEAL FOR FIRST TIME BUYERS OR INVESTORS **** Situated in a popular residential area of Willenhall, this well-presented two bedroom first floor flat at Ampleforth Drive offers modern and comfortable living, making it an ideal purchase for first-time buyers, downsizers, or investors. The property is in good condition throughout and benefits from a bright open-plan lounge and kitchen area, creating a spacious and sociable living space ideal for both relaxing and entertaining. There are two well-proportioned bedrooms, including a master bedroom with a private en-suite shower room, while the second bedroom is served by a separate main bathroom fitted with contemporary fixtures. Externally, the property benefits from two allocated parking spaces, providing convenient off-road parking. Located close to local amenities, transport links and everyday conveniences, this property offers practical living in a well-connected location. CALL SKITTS WILLENHALL to book a viewing.

Entrance Hall

Lounge/Kitchen 21' 8" x 12' 8" (6.61m x 3.85m)

Bedroom One 9' 9" x 12' 9" (2.97m x 3.89m)

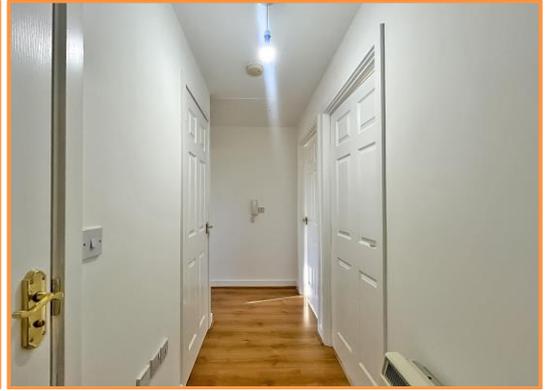
En-suite

Bedroom Two 9' 9" x 8' 8" (2.97m x 2.64m)

Bathroom

BUYERS INFORMATION: In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

Agents Note Leasehold - 104 years remaining (125 years from 1 January 2005) Ground Rent - £150 per annum Service Charge - Approximately £1500 per annum.



General information

TENURE: Leasehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: B

EPC RATING: C

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

VIEWING: By way of prior appointment with Skitts Estate Agents Skitts - Willenhall Tel: 01902 631151 Email: willenhall@skitts.net

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MARKET APPRAISAL: We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

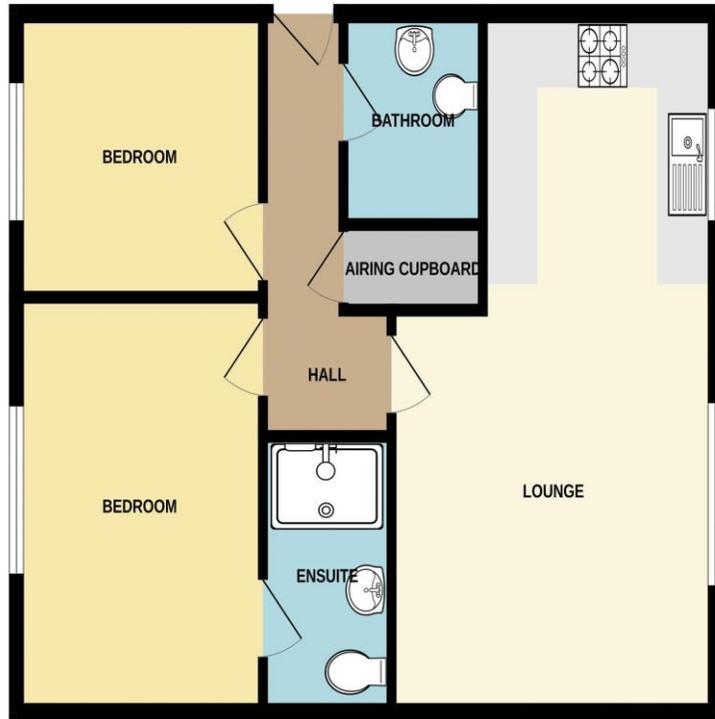
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers Over £130,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



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