



**Brunslow Close,
Willenhall, WV13 2HN**

£75,000

****ATTENTION CASH BUYERS - TWO BEDROOM UPPER FLOOR FLAT
AVAILABLE WITH SHORT 55 YEAR LEASE**** Allocated parking, double glazing, central heating, large lounge, family bathroom. **VIEWING HIGHLY RECOMMENDED**

Entrance Area: with stairs leading to the first floor

Hallway: with double glazed window to the side, radiator, access to loft storage area, doors off to;

Lounge/Dining Room: 13' 5" x 12' 0" (4.09m x 3.65m) having a feature fireplace, double glazed window to the rear, radiator

Kitchen: 8' 9" x 7' 4" (2.66m x 2.23m) having a range of fitted wall and base cupboard units and work surfaces over, inset one and a half bowl sink and drainer unit, gas hob with extractor over, double glazed window to the rear

Bedroom One: 13' 0" x 9' 3" (3.96m x 2.82m) having double glazed window to the front, radiator

Bedroom Two: 8' 1" x 6' 8" (2.46m x 2.03m) having double glazed window to the front, radiator, built in storage cupboard

Bathroom: having suite comprising panelled bath with shower over, wash hand basin, low flush W.C., radiator, double glazed window to the side

Outside: having allocated parking space



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.

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.

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.

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 Mortgage Brothers Ltd 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.

Mortgage Brothers Ltd 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.





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 errors, omissions or inaccuracies. It is recommended that you verify all measurements and details before any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metrix ©2021

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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