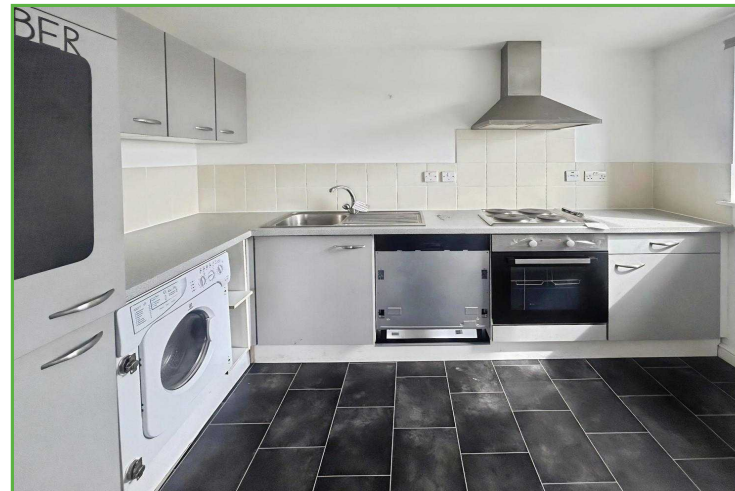
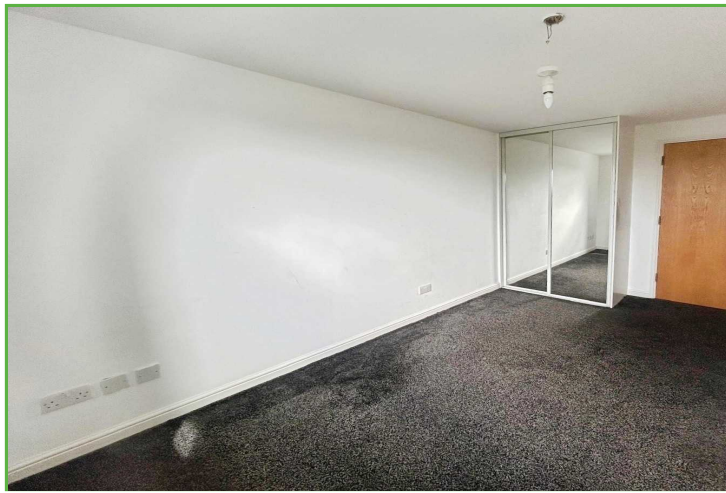
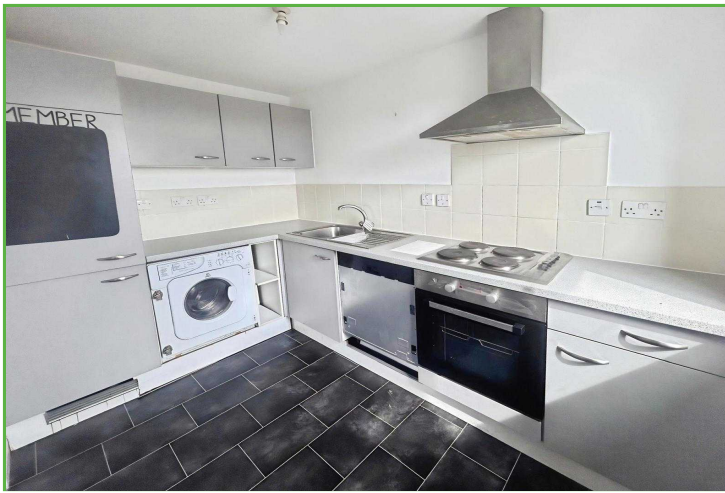




Flat 27, The Pinnacle, Gomer Street, Willenhall, West Midlands, WV13

Asking Price: £67,500

Tenure: Leasehold



your-move.co.uk

Flat 27, The Pinnacle, Gomer Street, Willenhall, West Midlands, WV13
Asking Price: £67,500 Tenure: Leasehold

Council Tax Band: A
EPC Rating: B
Local Authority: Walsall Council

Other important information which you will need to know about this property can be found at your-move.co.uk

This two-bedroom flat for sale in Willenhall town centre offers one reception room, a separate fitted kitchen and a bathroom, and is sold as seen with no onward chain. The layout provides defined living and sleeping areas with neutral décor and carpeted rooms. Shops, supermarkets, cafés and Willenhall Memorial Park are all within easy reach, while regular bus routes link to Wolverhampton and Walsall, connecting with rail services and major road networks including the Black Country Route and M6.

Description

This two-bedroom flat is for sale in the heart of Willenhall, West Midlands, offering a town centre location and the benefit of no onward chain, making it particularly appealing to buyers looking for a straightforward purchase.

The accommodation includes one reception room, one kitchen and one shower room, providing a practical layout for everyday living. Sold as seen, the property offers a ready-made arrangement for buyers who prefer a simple, transparent purchase.

Situated in Willenhall town centre, the flat is well placed for everyday amenities. The nearby high street provides a choice of shops, supermarkets, cafés and local services, all within easy reach. Willenhall Memorial Park is also accessible, offering green space for walking and leisure.

Public transport links are convenient, with regular bus services connecting Willenhall to Wolverhampton and Walsall. From Wolverhampton, there are frequent train services to Birmingham, Shrewsbury and

beyond, with journeys to Birmingham typically taking around 20–25 minutes. Road links are strong too, with access to the Black Country Route and the M6 giving routes towards Birmingham, the wider West Midlands and further afield.

Location

Willenhall and the surrounding area offer a selection of primary and secondary schools, making this location suitable for buyers who value education options nearby.

Our View

Overall, this two-bedroom flat for sale presents a town centre base with accessible local amenities and transport links, offered with no chain and sold as seen.

Communal Entrance

Entrance Hall

Lounge
17'4" x 9'9" (5.28m x 2.97m)

Kitchen
10' x 6'8" (3.05m x 2.03m)

Bedroom 1
14'3" x 7'10" (4.34m x 2.4m)

Bedroom 2
14'1" x 9'3" (4.3m x 2.82m)

Shower Room
11'3" x 6'6" (3.43m x 1.98m)

Bathroom
6'8" x 5'4" (2.03m x 1.63m)

Outside

Allocated Parking

Agents Note

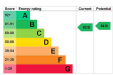
Council Tax Band is Band A
Council is Walsall City Council
Tenure is Leasehold
Length Of Lease - 104 Years Remaining
Ground Rent - £150pa which increases by £150pa every 25 years of the term (next increase 2029) with a cap of £750pa
Service Charge - To Be Confirmed

Disclaimer

All services/appliances have not and will not be tested

Floorplan

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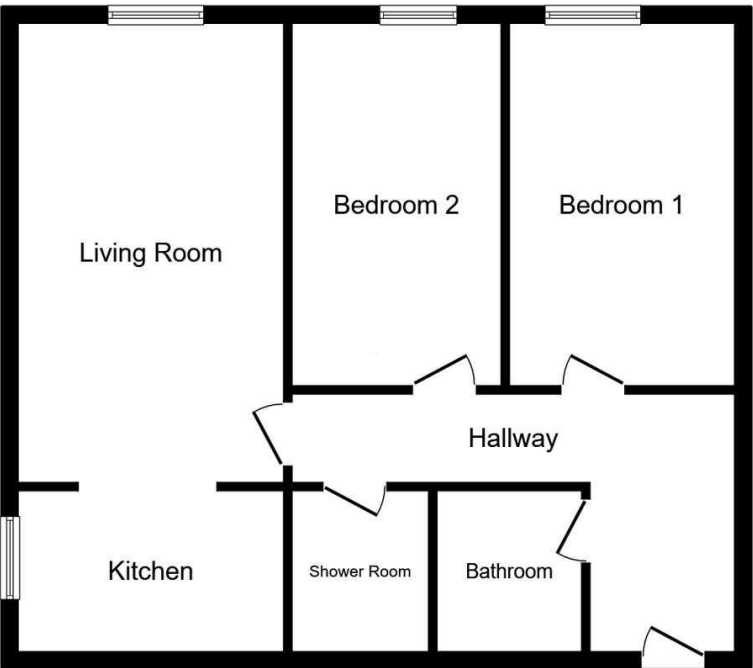
For full EPC please contact the branch.

Limited, (company number 11805074), registered in England at 5 Brooklands Place, Brooklands Road, Sale, M33 3SD. Return postal address - 65-66 Baxter Gate, Loughborough, LE67 2RF. VAT registration no: 315 255 523.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Ground Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

