

57 Tettenhall Road, Wolverhampton, WV3 9NB

6 Waterloo Road
Wolverhampton, WV1 4BL



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FOR SALE INVESTMENT PROPERTIES

Purchase Price
£545,000

Block of 6 flats
Possible development potential

<http://www.michaeltromans.co.uk/q/ink3258>

LOCATION

The property is located on the main A41 Tettenhall Road, about a quarter mile to the west of Wolverhampton city centre in a popular residential location. A variety of shops and services are within a short distance

DESCRIPTION

The property comprises a three storey period end of terrace building, which has been converted into a block six flats

The property also provides a self contained yard area to the rear, which has gated access from Clarendon Street

ACCOMMODATION

Ground Floor

Flat 1a	1 bedroom, living room, kitchen, store, bathroom
Flat 2b	1 bedroom, living/kitchen, bathroom

First Floor

Flat 1b	Living/bedroom, kitchen, bathroom
Flat 2a	1 bedroom, kitchen/living, bathroom

Second Floor

Flat 3a	Living/bedroom, kitchen, bathroom
Flat 3b	1 bedroom, living/kitchen, bathroom

Rear land: approximately 300 sq yd

TENANCIES & RENT ROLL

Flat	Type	Rent (pcm)	Rent (pa)
Flat 1a	1 Bed	£600	£7,200
Flat 1b	Studio	£495	£5,940
Flat 2a	1 Bed	£640	£7,680
Flat 2b	1 Bed	£650	£7,800
Flat 3a	Studio	£575	£6,900
Flat 3b	1 Bed	£595	£7,140
Rear Yard	Land	£200	£2,400

TOTAL RENT ROLL £45,060

RATING

The flats all have band A assessments

EPC

EPCs ranging from C to E

INVESTMENT HIGHLIGHTS

- ✓ Attractive period property arranged as 6 self-contained flats
- ✓ Established rental investment with strong annual income
- ✓ Total rent roll £45,060 per annum (8.27% gross yield)
- ✓ Self-contained rear yard/land area approx. 300 sq yd
- ✓ Gated access from Clarendon Street
- ✓ Potential to enhance income and capital value
- ✓ Possible development potential (subject to planning)
- ✓ Popular residential location close to city centre, shops, amenities and transport links

AERIAL VIEW



PRICE

£545,000

Subject to contract

LOCATION MAP



VIEWING

Strictly by prior appointment with the sole agents:

MICHAEL TROMANS & CO.
01902 425646



BASIS OF OFFERS

- Conditional and Unconditional offers are invited for the freehold interest in its entirety.
- The property is being sold as seen in its current condition.
- All offers should be supported by satisfactory proof of funds and timescales to exchange and completion.

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