

FOR SALE

PROMINENT RESIDENTIAL INVESTMENT / DEVELOPMENT

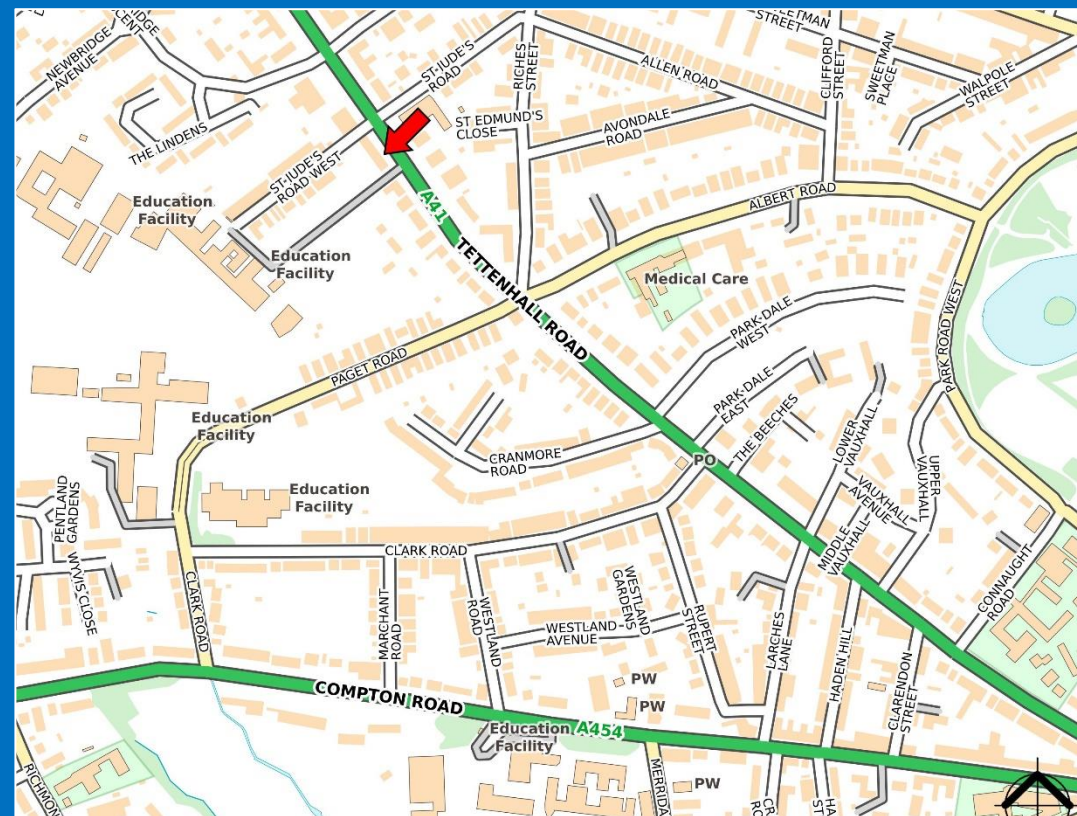


187 TETTENHALL ROAD
WOLVERHAMPTON
WEST MIDLANDS
WV6 0BZ

TSR
TOWLER SHAW ROBERTS

KEY FEATURES

- Prominent residential investment
- Situated within close proximity to Wolverhampton City Centre
- Total Net Internal Floor Area: 2,577sqft (239.4 sqm)
- Private car parking
- Comprises of 6 residential dwellings
- Opportunity to develop to the rear of the property
- Planning ref: 23/00433/FUL (Wolverhampton Planning)
- Currently generating circa £70,140.00 per annum
- Investment sale – Price on Application



Scale: Not to Scale

for Reference Purposes Only

DESCRIPTION

The prominent detached building, is situated within a self-contained plot with a site area of approximately 0.26 acres and consists 6 residential dwellings including the Coach House (a two storey two-bedroom residential dwelling rebuilt in 2013 incorporating modern design features), and land to the rear (currently demised as car parking and a landscaped garden for the residents).

The property extends to approx. 2,577 sqft (239.4 sqm), is currently fully occupied, producing an annual income of £70,140.00 exclusive, with potential to achieve further income from any further development.

Planning permission has been obtained for the construction of a 2-bed single detached bungalow at the rear of the property. Planning ref: 23/00433/FUL on the Wolverhampton Planning website.

SITUATION

The property fronts the main A41 (Tettenhall Road) which provides a direct link to the M54 motorway (junc. 3) to the northwest and Wolverhampton City Centre is located approximately 1 mile to the east.

The property is situated within a Conservation Area, with neighbouring properties being a mix of residential and commercial uses.

To the rear is a surfaced private car park which is accessed via a private driveway located at the left-hand side of the building.

ACCOMMODATION

The property provides the following Net Internal Floor Areas:

	Sq. Ft.	Sq. M
Ground Floor	1,163	108.1
1 st Floor	968	89.9
Coach House	446	41.4

Total Net Internal Floor Area **2,577** **239.4**

TENANCIES

	<u>Bedrooms</u>
Coach House	2
1B	2
2C	2
3D	1
4E	1
5F	1

Total Rent Per Month **£5,845.00 pcm**

TENURE

The property is understood to be of freehold tenure and is offered for sale with the benefit of the existing occupational leases.

PRICE

Price on Application – contact agent for further details

GROUND CONDITIONS

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the land for any use or development scheme proposed.

RIGHTS OF WAY, WAYLEAVES ETC.

The site is sold subject to or with the benefit of any rights of way, wayleaves, easements or restrictions which may or may not exist whether mentioned in these particulars or not.

SERVICES (Not checked or tested)

Mains water, electricity, gas and drainage services are understood to be connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

ENERGY PERFORMANCE RATING

Energy Performance Asset Rating: Upon Request

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

LOCAL AUTHORITY

The property is located within Wolverhampton City Council.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING (AML)

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

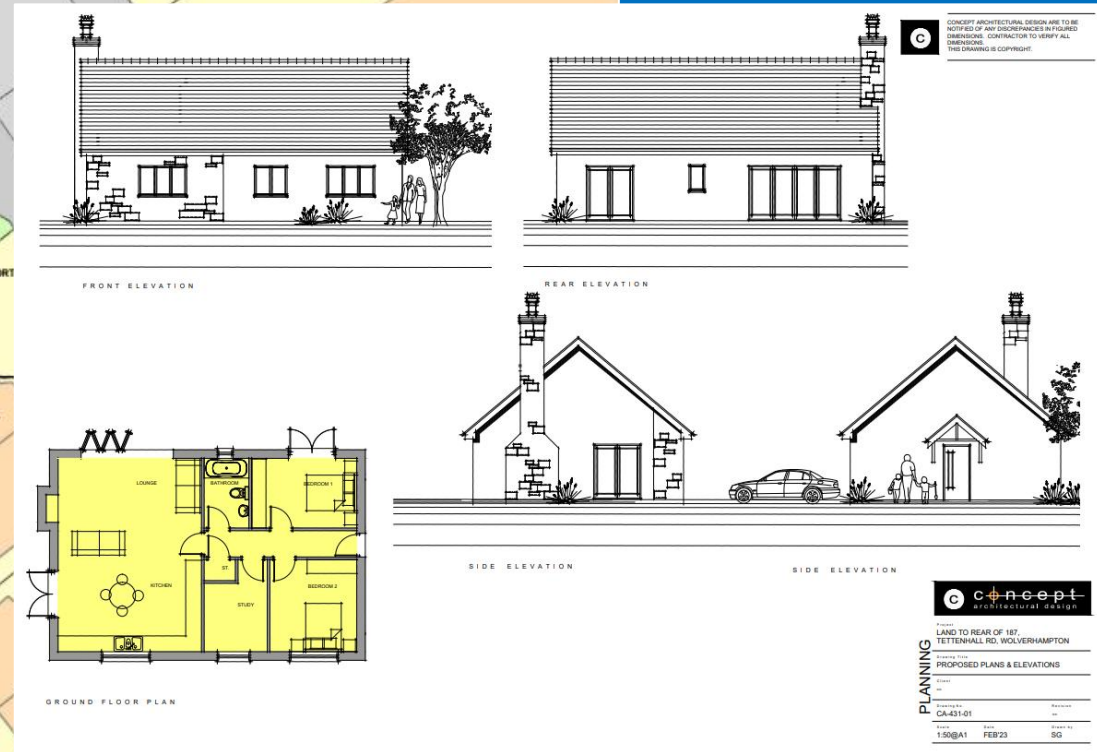
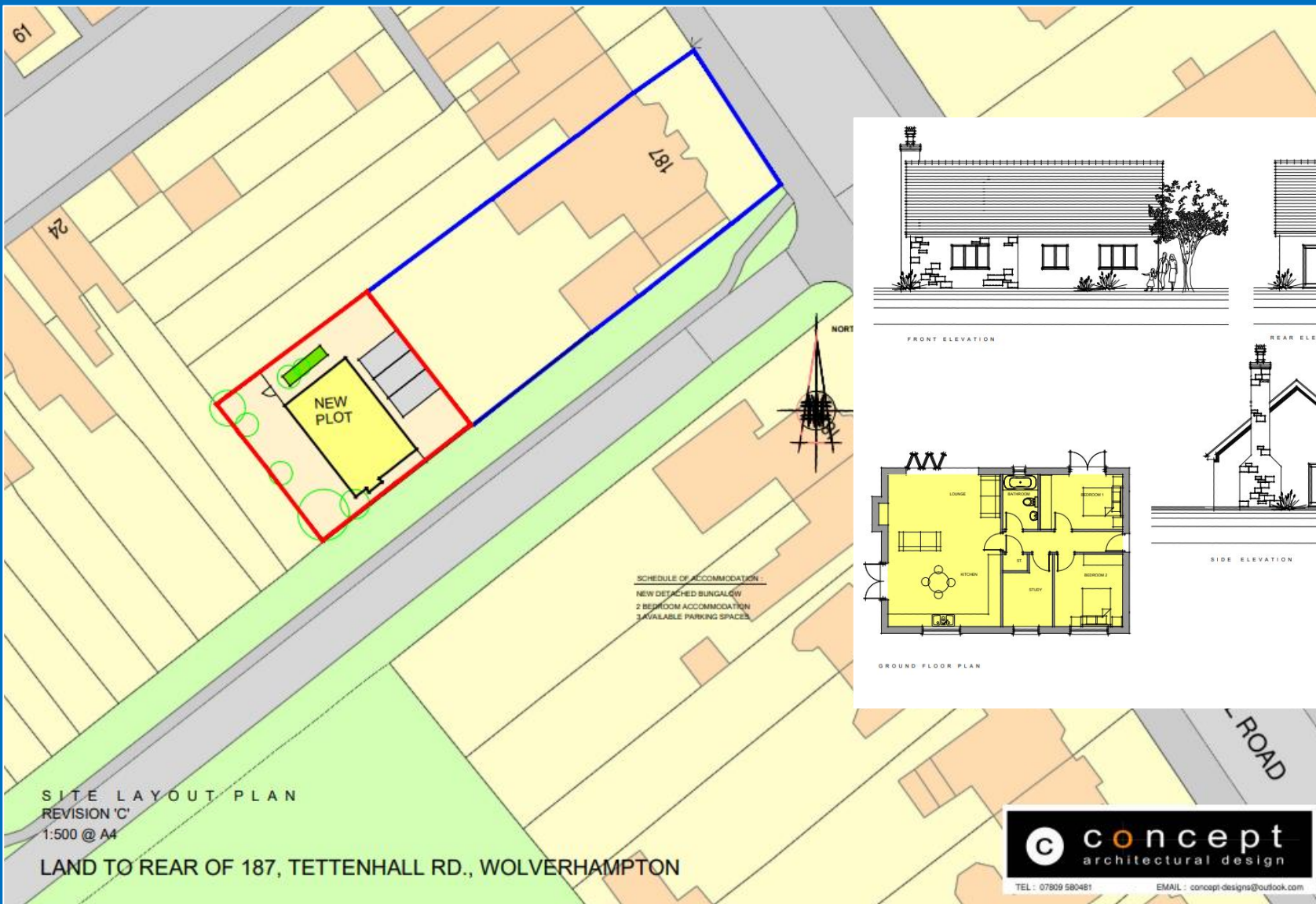
VIEWING

Strictly by appointment with the sole Letting Agents:
Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA

Tel: 01902 421216

Email: wolverhampton@tsrsurveyors.co.uk





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Important Notice

“These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”

January 2024 (amended March 2024)

