



**FOR SALE**

## Freehold Residential Investment Opportunity

**The Old Chapel, Lichfield Street, Fazeley, Tamworth, Staffordshire, B78 3QA**

Bond Wolfe  
**bw**  
Est. 1983

# Property Highlights

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**For sale by auction on 11th July 2024  
(if not sold prior).**

**Stylish character filled conversion of  
former Methodist church.**

**Overlooking the Birmingham and  
Fazeley Canal.**

**Convenient and well connected location  
close to local shops and transport links.**

**Comprises five fully let luxury  
apartments producing £63,600 per  
annum.**

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**Guide Price - £795,000+ (plus fees)**



# Description

The Old Chapel Fazeley originally built in 1884 has been completely renovated into five luxury apartments. The Chapel stands in a prime location beside the Birmingham and Fazeley canal and offers original characteristic features which flow throughout the apartments, having been upgraded to offer a more luxurious finish and feel.

There are four 2 bedroom apartments and one 1 bedroom apartment, with all apartments offering canal views and all have their own unique selling points with the top floor Penthouse offering more living space and views.

# Location

The Old Chapel occupies a prominent canal side position on Lichfield Street in Fazeley between Tamworth and Sutton Coldfield.

The location offers excellent commuter links to M6, M6 Toll, M42 and A5 and Tamworth station offers 46 weekday rail journeys to London Euston with the fastest journey time of 1hr 9 mins.

Ventura Park is also close by with excellent shopping facilities and a large choice of eateries such as Pizza Express, Five Guys and Nandos. There are great entertainment facilities including Cinema, Bowling, Indoor ski/snowboarding, Ice Skating, Swimming pool, Drayton Manor Theme Park and various gyms.



## Accommodation

Location	Size	Features
Apartment 1	598 sq. ft.	kitchen/open plan living room, bedroom, bathroom, hallway & airing cupboard
Apartment 2	783 sq. ft.	kitchen, lounge, hallway , bathroom, bedroom 1 with ensuite, bedroom 2
Apartment 3	570 sq. ft.	kitchen/open plan living room, hallway, bathroom, 2 bedrooms
Apartment 4	696 sq. ft.	kitchen, lounge/dining room, bathroom, hallway, airing cupboard, bedroom 1 with ensuite, bedroom 2
Apartment 5	1218 sq. ft.	kitchen, lounge/dining room, bathroom, hallway, bedroom 1 with ensuite, Bedroom 2 with dressing room
<b>Total</b>	<b>3,865 sq. ft.</b>	

## Tenancies

Location	Income
Apartment 1	£800 pcm
Apartment 2	£1,150 pcm
Apartment 3	£900 pcm
Apartment 4	£1,000 pcm
Apartment 5	£1,450 pcm
<b>Total</b>	<b>£5,300 pcm</b>

All of the apartments are let on 12 month assured shorthold tenancies at a combined rental income of £63,600 per annum (£5,300 per calendar month).

## Tenure

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Freehold, subject to the existing tenancies.

## VAT

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We are advised that the property is not elected for VAT.

## Additional Costs

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Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack will be prepared by the seller's solicitor(s), who are responsible for its contents and disclosing all known information.

## Price

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£795,000+ ( plus fees)

The property is to be offered for sale as a whole by auction on 11th July 2024, unless sold prior. The vendor may consider pre-auction offers on a subject-to-contract basis.

## Anti-Money Laundering

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In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.





## For Further Information & Viewings

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