



199 Wolverhampton Street, Dudley, DY1 1DU

Property Summary

- Freehold block of four self-contained flats (3 x 2-bed and 1 x 1-bed)
- Fully let, generating £36,420 per annum
- Car park and outbuilding included with development potential (STP)
- In close proximity to new £261 million Dudley tram station

For enquiries, please call or email:

07753 572411 – info@georgepropertygroup.com

Location

This impressive Grade II listed Victorian building is situated on Wolverhampton Street in the heart of Dudley. The building boasts outstanding transport links, within close proximity to the town's retail and leisure venues. With easy access to local schools and public transport, including the new £261 million Dudley tram extension.

Description

A striking and spacious four-apartment block retaining distinctive period features (Grade II listed frontage)—ornate brickwork, tall sash windows, high ceilings and decorative cornicing—typical of late-Victorian architecture. Carefully refurbished to combine character with modern comfort, the building provides an attractive and well-maintained investment freehold. Including a sizable rear car park and outbuilding storage with development potential (STP).

Investment Summary

Unit	Monthly Rent	Annual Rent
Flat 1	£695	£8,340
Flat 2	£750	£9,000
Flat 3	£795	£9,540
Flat 4	£795	£9,540
Total	£3,035	£36,420

Accommodation

Apartment schedule:

- Flat 1 – 1 bedroom, 1 bathroom
- Flat 2 – 2 bedrooms, 1 bathroom
- Flat 3 – 2 bedrooms, 1 bathroom
- Flat 4 – 2 bedrooms, 1 bathroom

Each flat is spaciously presented with double bedrooms, large open-plan living areas with fitted kitchen, contemporary bathroom suites, ample storage space and secure entry systems. Flats come with private off-road parking and outbuilding storage.

Rent/Price

Asking £485,000, representing a 7.5% gross yield.

Tenure

The property is offered with freehold tenure.

EPC

EPC's have been commissioned and will be made available upon request.

Legal Costs

Each party is to bear their own legal and professional costs incurred.

VAT

The property is not elected for VAT, therefore VAT will not be payable in addition to the purchase price.

Anti Money Laundering Regulations

We will require two forms of ID from the purchasers of the property along with confirmation of the source of funds.

