

for sale

offers in the region of **£220,000** Freehold



Crawford Road Merridale Wolverhampton WV3 9QU

- Energy Rating: C
- TWO, ONE BEDROOM SELF CONTAINED FLATS
- Serious investors only
- Gross yield of 8.3%
- Fully tenanted



# Property Details

## Location And Area

Situated just a stone's throw away from Bantock Park and close to Chapel Ash and popular West Park. This up and coming and improving area offers fantastic potential for buy to let or a family looking a spacious accommodation. Bus routes to Wolverhampton City centre are also relatively close by along with a selection of local schooling.

## Agents Note

The properties being offered are held on a main title. The seller has advised that the title will be separated in preparation for completion and for your conveyancer to register with Land Registry. Please seek guidance from a conveyancer and satisfy yourself as to this purchase type.

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

**Tenure:** Freehold

**EPC Rating:** C

Property Ref: WWH331073 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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