



19 & 20 Parkdale West, Wolverhampton, WV1 4TE

BERRIMAN  
EATON

# 19 & 20 Parkdale West, Wolverhampton, WV1 4TE

A well located pair of substantial, semi-detached Victorian Villas which are currently converted to provide a total of 12 apartments (some vacant, some let on Assured Shorthold Tenancies) with further development potential (STPP)

## LOCATION

Parkdale West stands in an especially convenient situation within easy reach of the extensive amenities afforded by the City Centre. Local facilities are within walking distance and the apartments are superbly located for easy access to several notable schools. The open spaces of Parkdale itself provide delightful recreational areas and the properties stand in a Conservation area.

## INVESTMENT

A rare opportunity to acquire two investment properties which have been in the same ownership for nearly 40 years. 19 & 20 Parkdale West were converted into apartments in the 1970's.

They are now coming to the market as an excellent investment opportunity.

There are currently 12 apartments in total (6 per house) and there is the potential to convert the basements which could create a further two apartments (subject to gaining all necessary planning permissions and necessary consents).

Each apartment has its own services connected.

There is communal parking to the front and garaging (in need of repair) to the rear.

There is a service road to the rear giving access to two large / possible double garages.

The council tax band for each apartment is A - Wolverhampton City Council

The properties will be sold subject to any existing tenancies at completion.

## CURRENT RENTS

19a - vacant  
19b - £525 pcm  
19c - £525 pcm  
19d - £425 pcm  
19e - £465 pcm  
19f - vacant  
20a - £450 pcm  
20b - £525 pcm  
20c - vacant  
20d - vacant  
20e - vacant  
20f - £467 pcm

## SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND A per apartment – Wolverhampton

POSSESSION Vacant possession will be given on vacant apartments

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD and is being sold as one unit.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows three of the four main providers are likely to cover the area inside and all four cover the area outside

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

## EPCs

19a - D  
19b - D  
19c - D  
19d - E  
19e - E  
19f - D  
20a - exempt  
20b - D  
20c - exempt  
20d - E  
20e - D  
20f - D

## NB

In accordance with the relevant legislation it is hereby disclosed that the seller of this property is related to an employee of Berriman Eaton Ltd.

THE PROPERTY IS BEING SOLD SUBJECT TO ANY TENANCIES BEING IN EXISTENCE AT THE TIME OF COMPLETION. NO FURTHER RENTAL MARKETING IS BEING DONE ON THE VACANT FLATS.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

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### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£900,000

EPC:

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.





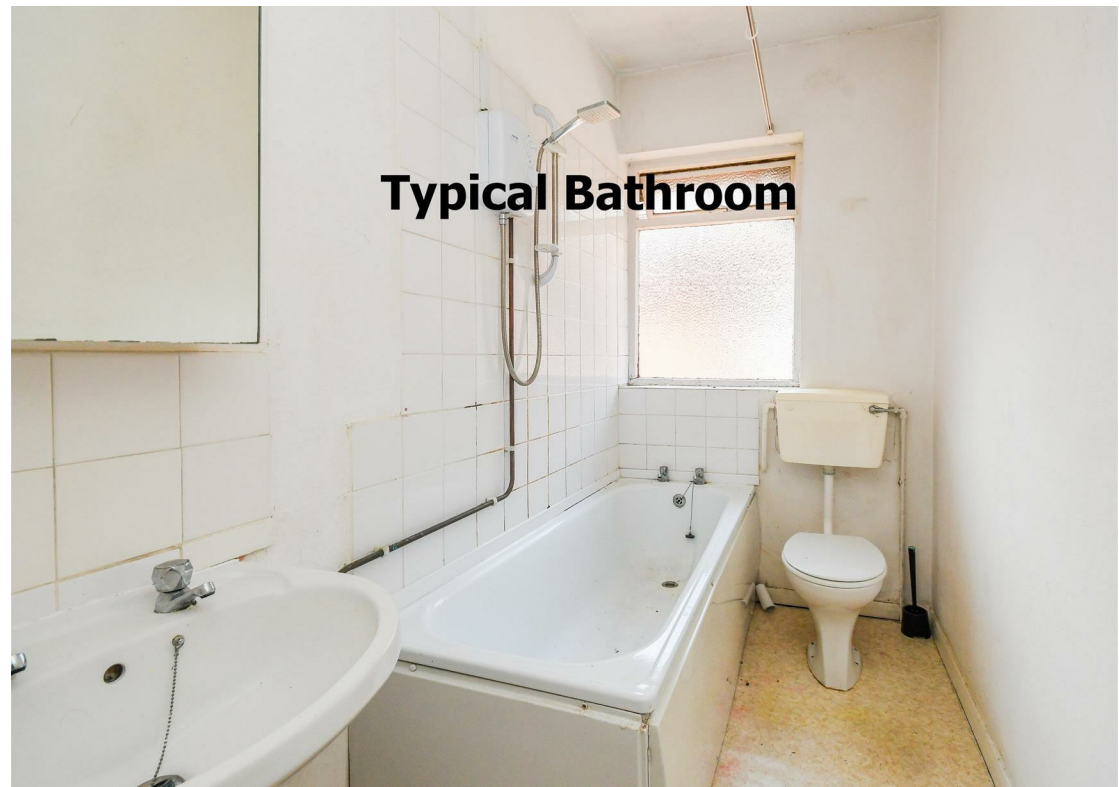
**Typical Lounge Dining Room**



**Typical Kitchen**



**Typical Bedroom**

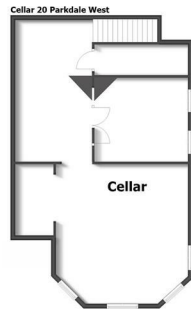
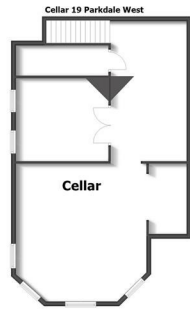


**Typical Bathroom**

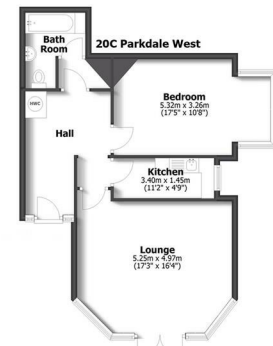
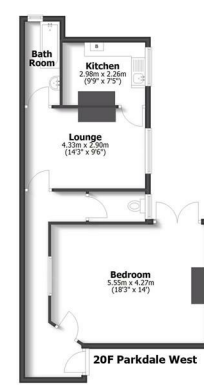
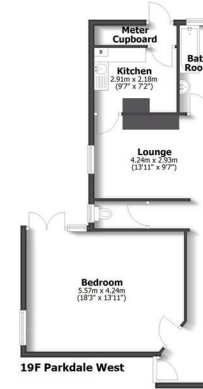
# COMMUNAL GARDENS



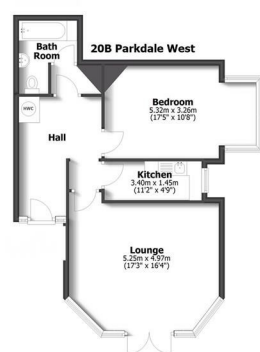
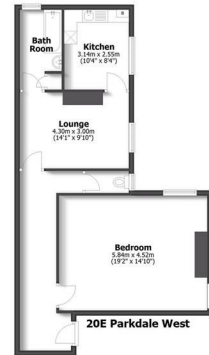
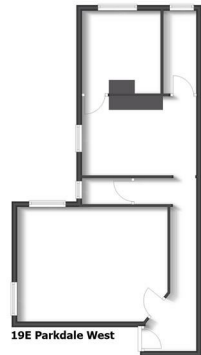
## Cellar



## Ground Floor



## First Floor



## Top Floor

