



54a Regency Mews, Compton Road, Wolverhampton, WV3 9PH

BERRIMAN
EATON

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A first floor two double bedroom apartment
located on the fringes of Wolverhampton City Centre
ideal for investors with a 12 month tenancy in place from September 2025

LOCATION

Regency Mews is well situated near to the wide variety of local facilities that are available within easy walking distance at Chapel Ash together with the more extensive amenities afforded by the City Centre itself. There is public transport available on Compton Road, nearby on Merridale Road and Tettenhall Road and the mainline railway station is within easy reach.

DESCRIPTION

Regency Mews was converted 2011 and provides substantial living accommodation to a high specification over three floors together with secured parking and an entry phone system.

The property represents an ideal opportunity for an investor for rental purposes. There is a current 12 month AST which started on 20th September 2025 and the rent is £750.00 pcm

ACCOMMODATION

A front door opens into the HALL with a utility cupboard with plumbing for a washing machine and a pressurised hot water cylinder. There is an open plan LIVING KITCHEN with a double glazed sash window in the living area and the kitchen has a range of wall and base units with roll top working surfaces with breakfast bar end, stainless steel sink and drainer, integrated fridge freezer, a four ring electric hob with electric oven beneath and filtration unit above and tiled flooring. The PRINCIPAL BEDROOM SUITE has a good size double bedroom with a double glazed sash window to the front and an EN-SUITE SHOWER ROOM with a tiled shower cubicle, WC, pedestal wash basin and tiled floor. BEDROOM TWO is a good size double with a double glazed window overlooking the rear. The BATHROOM has a panelled bath with shower over, WC, pedestal wash basin with tiled splash back and shelf, tiled flooring and integrated ceiling lighting.

OUTSIDE

Electric wrought iron gates open onto the communal parking with one allocated space and visitor parking.

LEASE

The property is LEASEHOLD on a term of 125 years from 1st May 2008. We are advised that the Service Charge is £2,022.00 per annum and the ground rent is £295.00 per annum. Prospective purchasers are recommended to verify these details with their Solicitor.

We are informed by the Vendors that mains water and drainage are connected and the heating is electric.

COUNCIL TAX BAND B – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is LEASEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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

The long term flood defences website shows very low risk.

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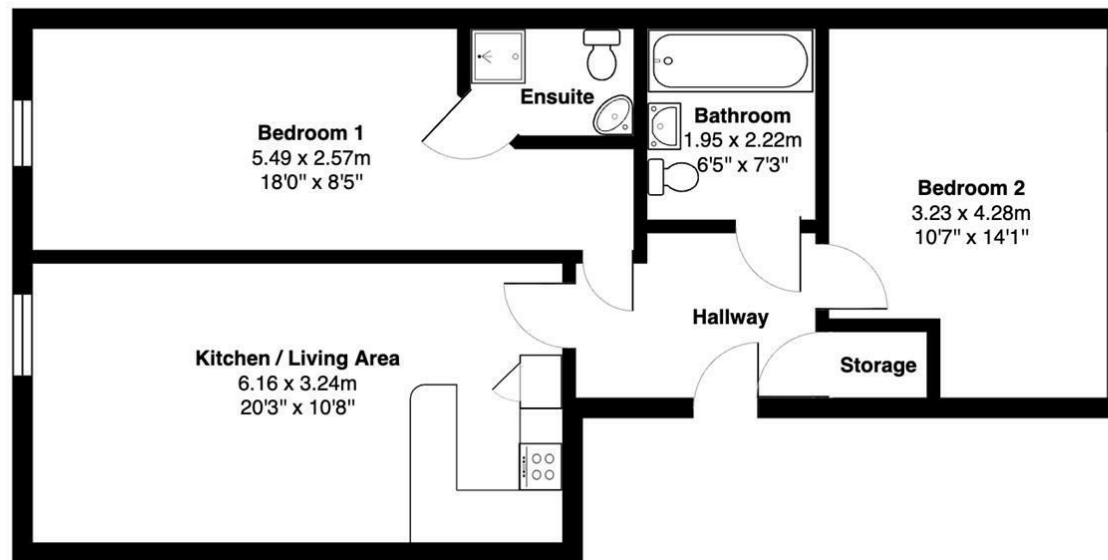
worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£115,000

EPC: C

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.



Total Area: 63.9 m² ... 688 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)

