



2-3 Church Street, St Johns.

THOMAS HARVEY
ESTATE AGENTS

A distinguished Grade II listed Georgian building in Wolverhampton's St John's Square, offering ten self-contained flats with strong rental demand, period charm, modern practicality and excellent city-centre connectivity, ideal for long-term investment growth.

2-3 Church Street, Wolverhampton WV2 4LW

Asking Price: £750,000

Tenure: Freehold

Council Tax: Deleted – Wolverhampton Ref Number 100102115

EPC Rating: 2 Church Street: E (53) No: 0541-2831-6693-9203-2341 & 3 Church Street: D (63) No: 0342-2831-6793-9203-6301

Total Floor Area: 3,757.7sq feet (349.10sq metres) Approx.

Services: We are informed by the Vendors that all main services are installed

Broadband – Ofcom checker shows Standard & Ultrafast are available

Mobile: Ofcom checker shows four main providers have good indoor & outdoor coverage.

THE PROPERTY

A distinguished Georgian residence in the heart of Wolverhampton's historic St John's Square Conservation Area, thoughtfully converted into ten self-contained flats. This Grade II listed building blends period elegance with modern practicality, offering an exceptional investment opportunity in a thriving city-centre location. Although converted, the property retains the charm and appeal of a character house including brick construction with stone dressings, slate roof, high ceilings and sash windows. At the rear of the property is an enclosed courtyard that could be utilised for off road residents parking or landscaped to provide outdoor garden space.

LOCATION BENEFITS

- City Centre Location
- Prime position within Wolverhampton's cultural and civic quarter
- Minutes from Wolverhampton Train Station, Metro and major bus routes
- Walking distance to shops, cafés, restaurants, university campuses
- Strong rental demand from professionals, students and commuters
- Conservation area setting with enduring architectural appeal

INVESTMENT HIGHLIGHTS

A handsome Georgian building offering ten, ready to occupy, self-contained flats in a prestigious conservation-area setting. Perfect for investors looking for character, yield and city-centre convenience. This property offers a rare combination of heritage, location, and income potential, making it ideal for investors seeking long-term stability and capital growth.

ACCOMMODATION SUMMARY

The property comprises six self-contained flats arranged across basement, ground, first and second floors of 2 & 3 Church Street.

2 Church Street, WV2 4LW - EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

3 Church Street, WV2 4LW - EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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2 Church Street — Approx. 201.6 sq m (2,169.7 sq ft)

Ground Floor – 43.1sq m

- Communal reception hall with rear room.

Ground Floor Flat

- Open-plan living/kitchen
- Double bedroom
- Shower Room

Basement Flat – 39.6 sq m

- Studio bedroom/ living layout
- Breakfast Kitchen
- Shower room

First Floor Two Flats – 59.1 sq m

- Open-plan living/kitchen space
- Double bedroom
- Shower Room

Second Floor Two Flats – 59.8 sq m

- Open-plan living/kitchen space
- Double bedroom
- Shower Room



3 Church Street — Approx. 147.5 sq m (1,587.9 sq ft)

Ground Floor – 41.9 sq m

- Communal reception hall with bathroom.

Ground Floor Flat

- Studio bedroom/ living layout
- Breakfast kitchen

Basement Flat – 36.3 sq m

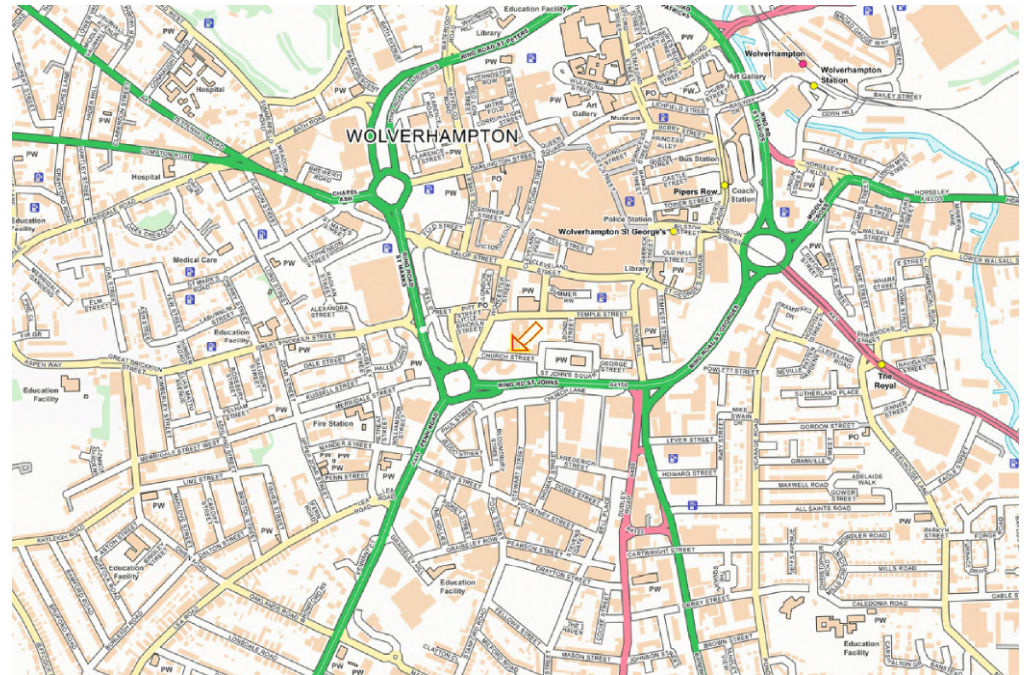
- 13'5" Open-plan living/kitchen space
- Double Bedroom
- WC

First Floor Flat – 34.1 sq m

- 14ft Studio bedroom/ living layout
- Kitchen
- WC

Second Floor Flat – 35.1 sq m

- 14ft Studio bedroom/ living layout
- Kitchen
- WC

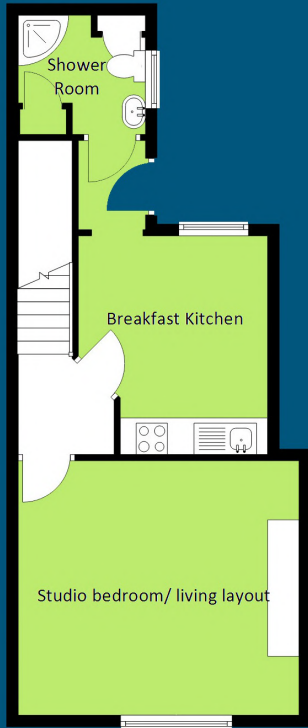




2 Church Street, Wolverhampton

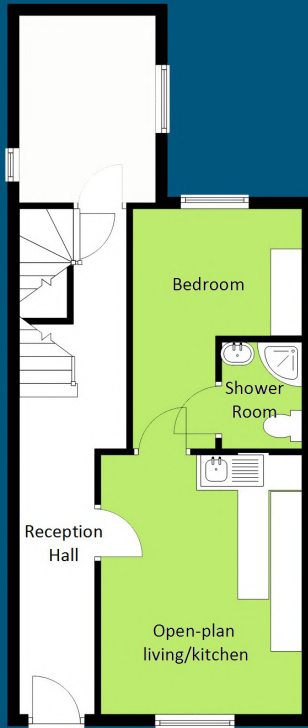
Total Floor Area: 2,169.7sq feet (201.6sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



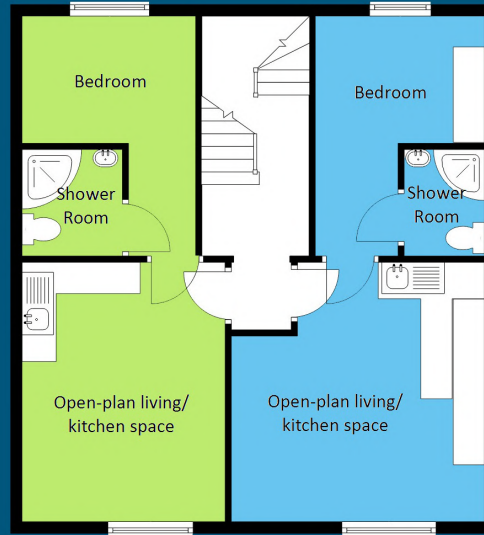
Basement

Approx. 426.4sq feet
(39.6sq metres)



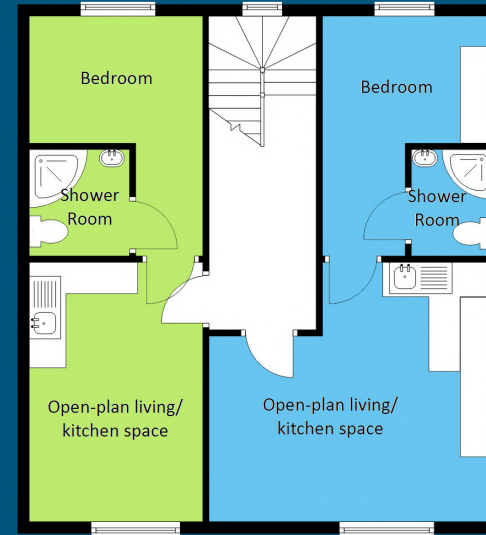
Ground Floor

Approx.: 463.7sq feet
(43.1sq metres)



First Floor

Approx.: 636.2sq feet
(59.1sq metres)



Second Floor

Approx.: 643.4sq feet
(59.8sq metres)

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.



3 Church Street, Wolverhampton

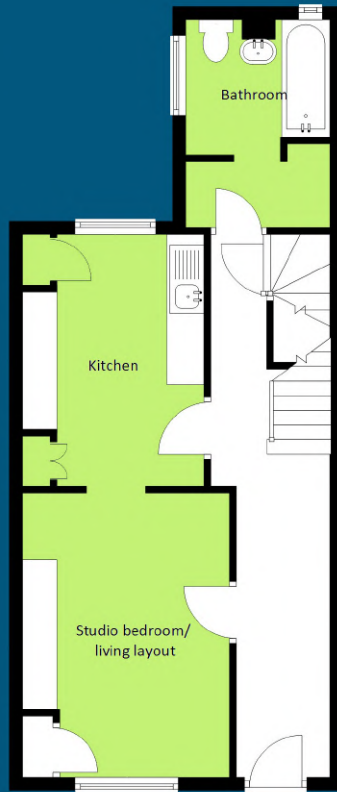
**Total Floor Area: 1,587.9sq feet
(147.5sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only –
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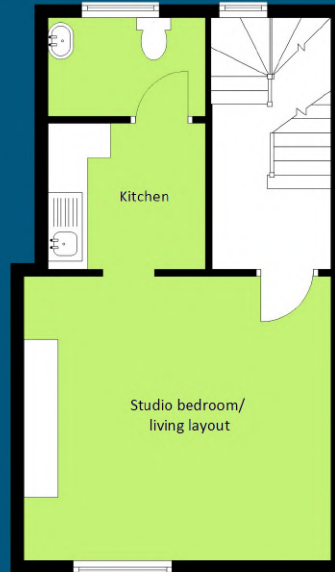
Basement

Approx. 390.9sq feet
(36.3sq metres)



Ground Floor

Approx.: 451.2sq feet
(41.9sq metres)



First Floor

Approx.: 367.6sq feet
(34.1sq metres)



Second Floor

Approx.: 378.3sq feet
(35.1sq metres)



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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