2c 2d 2e Woodthorne Grange, Woodthorne Road, Tettenhall, Wolverhampton, West Midlands, WV6 8TP

BERRIMAN
EATON

2c 2d 2e Woodthorne Grange, Woodthorne Road, Tettenhall, Wolverhampton, West Midlands, WV6 8TP

INVESTMENT OPPORTUNITY. Woodthorne Grange is a detached converted building on a corner plot in a highly sought-after location, offering a strong investment opportunity. It comprises three self-contained duplex apartments in a convenient and desirable setting.

LOCATION

Woodthorne Grange is located on the corner of Woodthorne Road and Wergs Road opposite Keepers Lane with excellent access into Wolverhampton City Centre and to the neighbouring Codsall, Perton, Shifnal and Albrighton with convenient access to the motorway links.

DESCRIPTION

Woodthorne Grange is a detached converted building occupying a corner plot, in this highly sought after location, offering a strong investment opportunity comprising three self-contained duplex apartments. There is potential to convert back into a large private dwelling, should buyers so wish. The property benefits from communal courtyard, parking, and a convenient location with good access to Tettenhall Village, Wolverhampton, Telford and the wider motorway network. It is offered for sale with no upward chain.

ACCOMMODATION

Apartment 2C is positioned to the front of the building and benefits from its own private access. This is a two-bedroom duplex apartment currently let at £1,050 per calendar month. Apartments 2D and 2E are accessed via the communal courtyard at the side of the building. 2D is a two-bedroom duplex currently let at £995 per calendar month, while 2E is a one-bedroom duplex currently let at £900 per calendar month. The combined rental income is £2,945 per calendar month, offering an attractive income-producing investment opportunity.

OUTSIDE

There are communal GARDENS to the front, side and rear of the property and a communal car park. Properties C / D / E have an allocated space each and there are 2 visitor spaces for the development.

SERVICE CHARGE

There is a service charge of £120 per month per property payable to Woodthorne Grange Ltd for the upkeep of the communal areas.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX - Wolverhampton 2c = C, 2d = C, 2e = B
POSSESION Sold with tenants in situ
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD WITH COMMON MANAGED AREAS.
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 outside
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£650,000

EPC: D

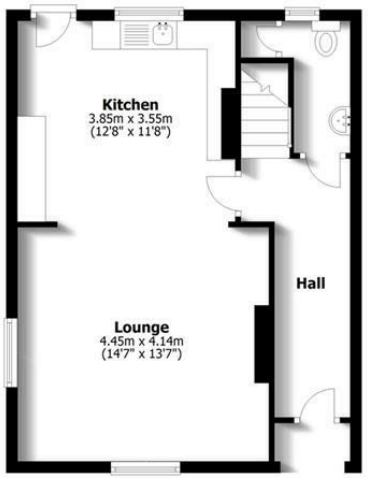
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

2C, D & E, WOODTHORNE GRANGE
WOODTHORNE ROAD, TETTENHALL

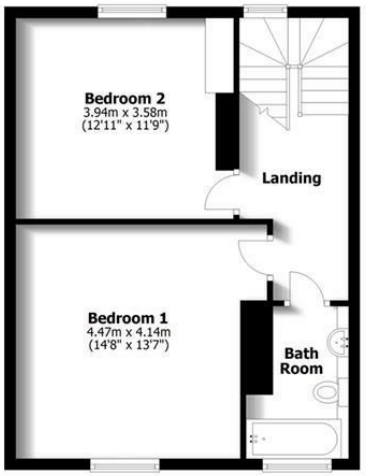
2C WOODTHORNE GRANGE:	92.1sq.m.	991sq.ft.
2D WOODTHORNE GRANGE:	82.9sq.m.	893sq.ft.
2E WOODTHORNE GRANGE:	63.5sq.m.	684sq.ft.
TOTAL:	**238.5sq.m.**	**2568sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

2C WOODTHORNE GRANGE

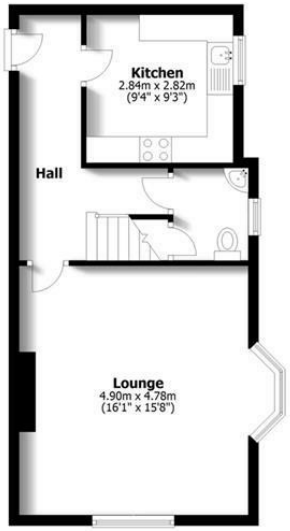


Ground Floor

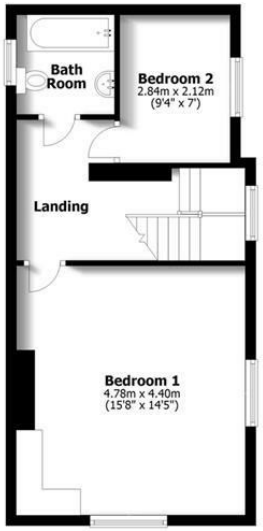


First Floor

2D WOODTHORNE GRANGE

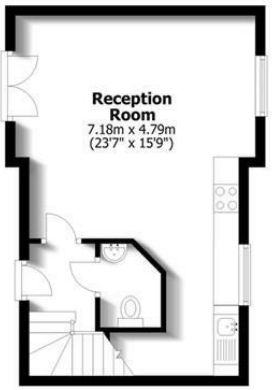


Ground Floor



First Floor

2E WOODTHORNE GRANGE



Ground Floor

First Floor