On the instructions of BESTWAY HEALTHCARE



Online Auction

Thursday 26th November 2026

Flats A – D, 1a Union Street, Wednesbury, West Midlands WS10 7HD

Sanderson Weatherall

Freehold residential upper parts arranged over first and second floors comprising of 4 x 1-bedroom self-contained flats – Vacant possession

- Guide Price: £95,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- On the instructions of Bestway Healthcare
- Freehold residential upper parts
- Arranged as 4 x 1-bedroom self-contained flats
- Close to amenities and transport facilities
- Vacant possession





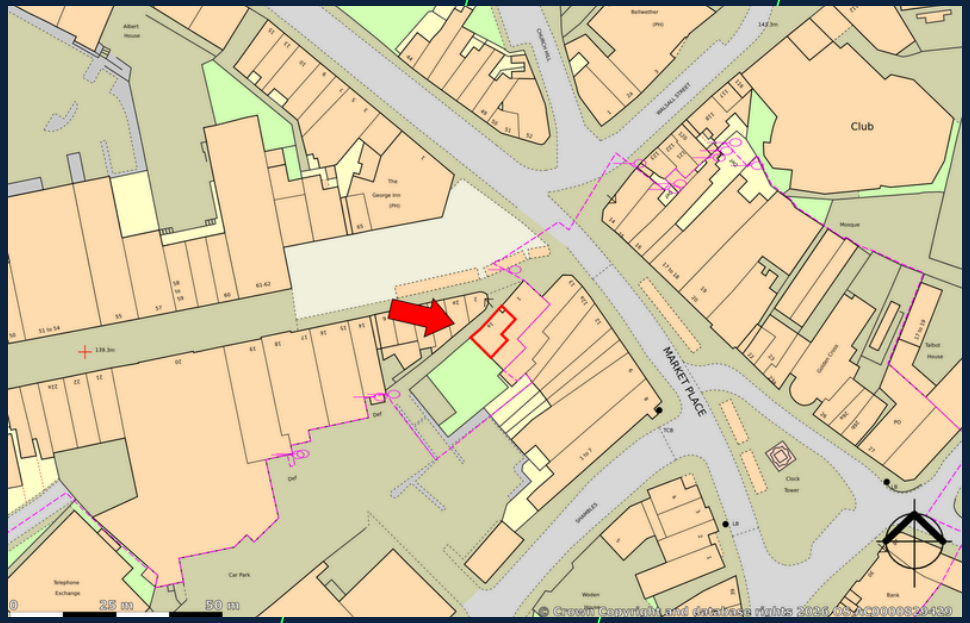
Location

Wednesbury is located approximately 12 miles north west of Birmingham City Centre via the M6 motorway and approximately 7 miles south east of Wolverhampton City Centre via the A454. The property is located on Union Street, close to the junctions with Upper High Street and Market Place. Public transport includes West Midlands Metro along with local bus routes. Shopping amenities can be found along Union Street and Upper High Street. Recreation facilities are locally at nearby Brunswick Park.

Description

The property comprises of residential upper parts with its own street entrance, arranged over the first and second floors comprising of four x one-bedroom self-contained flats forming part of a larger three storey building.





Accommodation

Address	Floor	Accommodation	Sq M	Sq Ft
Flat D	Second	Living/kitchen, bedroom and shower/WC	48	516.66
Flat C	Second	Living/kitchen, bedroom and shower/WC	27	290.62
Flat B	First	Living/kitchen, bedroom and shower/WC	43	462.84
Flat A	First	Living/kitchen, bedroom and shower/WC	40	430.55

Note
The approximate floor areas for each unit have been taken from the EPC register and prospective purchasers must satisfy themselves in this regard.

Planning
Local Authority – Sandwell Metropolitan Borough Council 0121 569 7474 www.sandwell.gov.uk

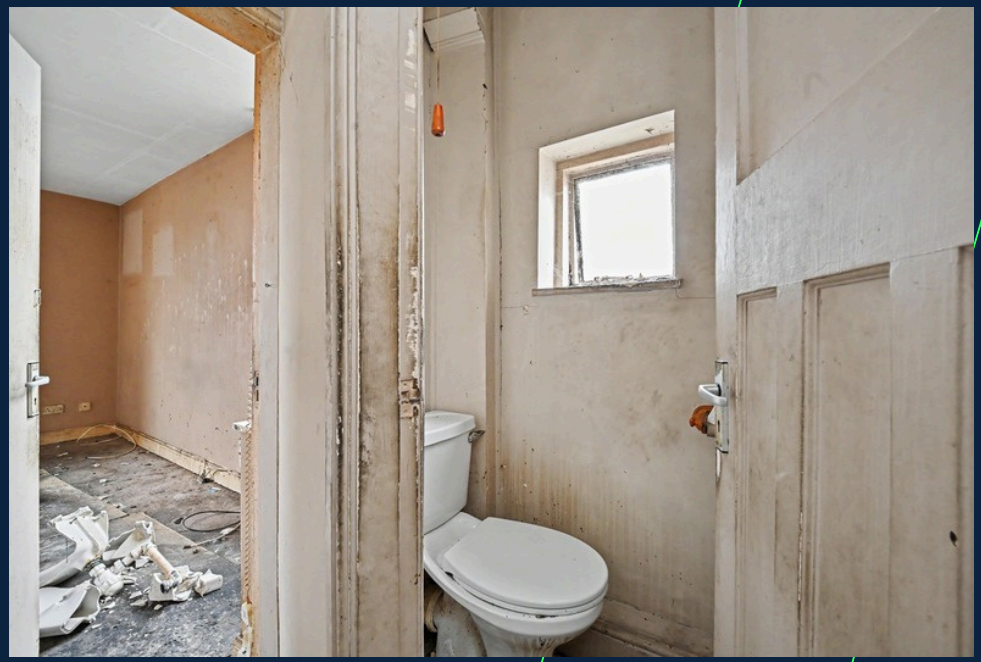


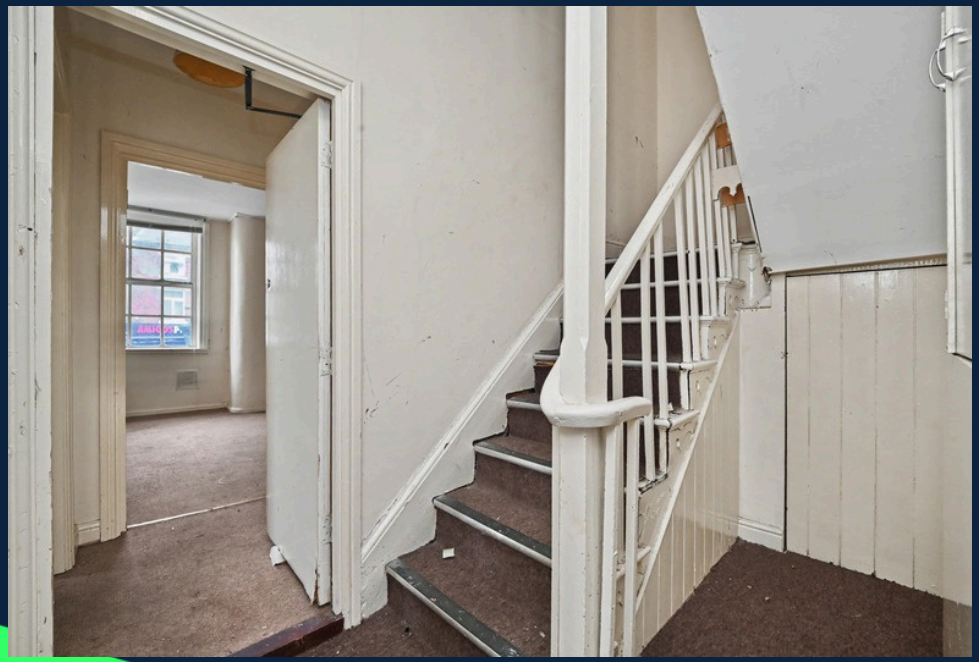




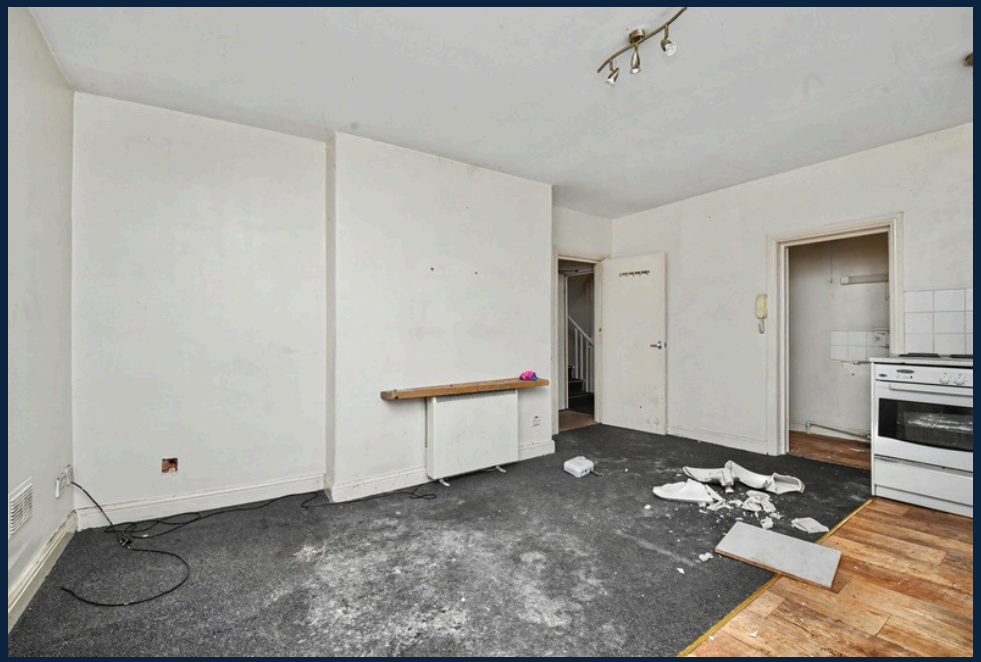










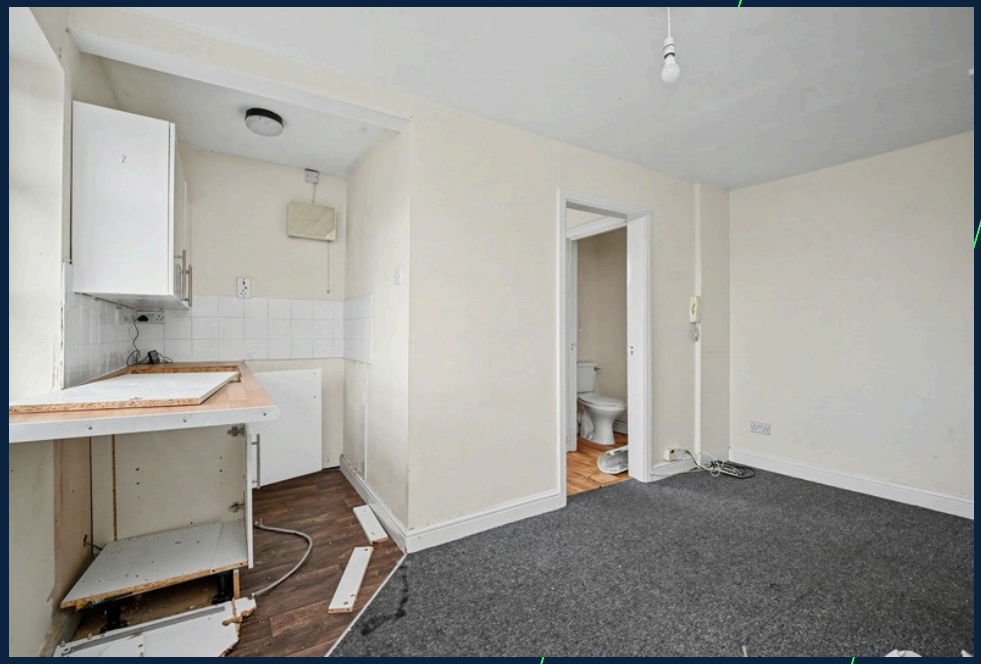


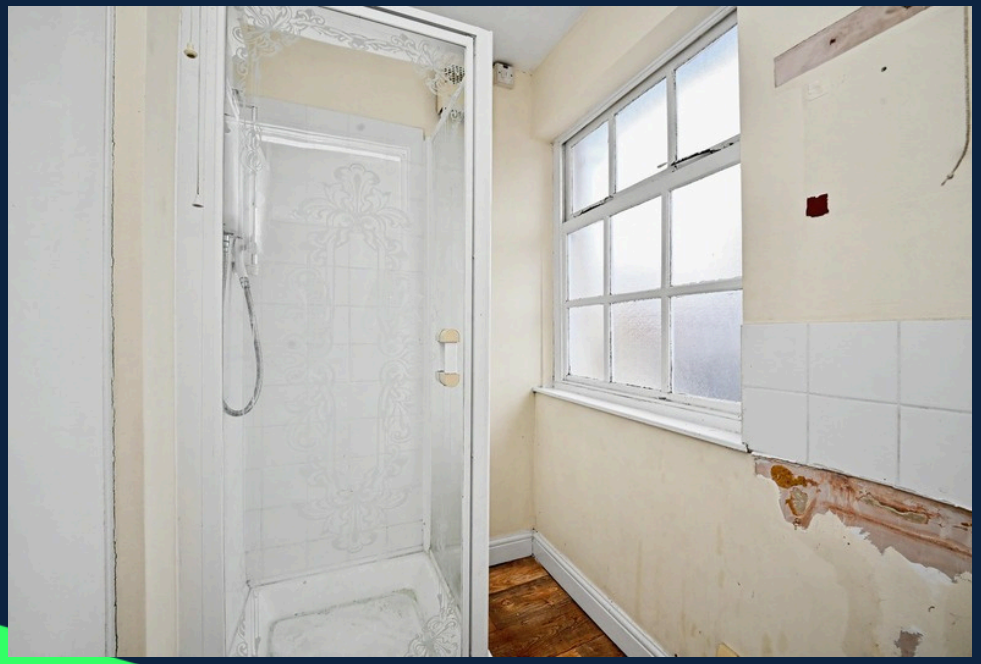


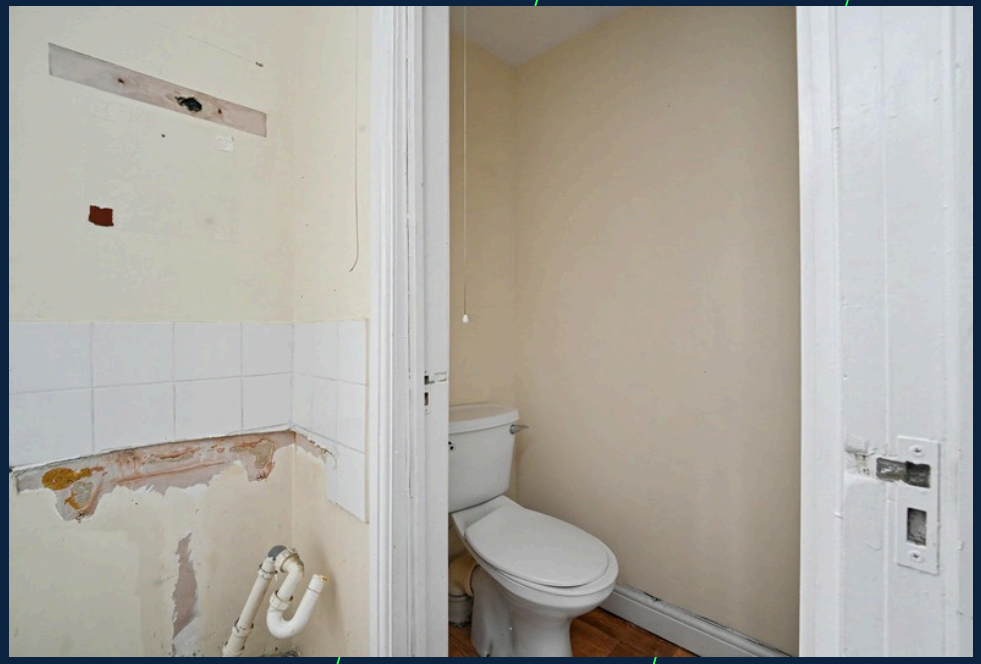




















Floor Plans

Approx Gross Internal Area
163 sq m / 1754 sq ft



First Floor
Approx 87 sq m / 934 sq ft



Second Floor
Approx 76 sq m / 820 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Guide Price
£95,000

Tenure
Freehold

VAT
VAT is not applicable on this lot

EPC's
Flat A rating - D
Flat B rating - C
Flat C rating - D
Flat D rating - D

Council Tax Band - A

Seller's Solicitor
Brabners Solicitors
Alexandra Kinsey | 0161 836 8737 | alexandra.kinsey@brabners.com

Sanderson Weatherall

Contact: 020 7851 2100
Website: www.swpropertyauctions.co.uk



Dominic Smith MNAVA
Tel: 07770 754424
Email: dominic.smith@sw.co.uk

sw.co.uk

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Dated - 05/11/2026