55-57 Newbridge Crescent, Newbridge, Wolverhampton, WV6 0LH

BERRIMAN EATON

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A pair of freehold semi-detached houses providing seven self-contained apartments in a sought after location in total plot size of just under 0.5 acres in total. This property is will be sold with tenants in situ, offering a superb investment opportunity.

An opportunity to acquire the freehold interest in a pair of Victorian semi – detached properties arranged to comprise seven self-contained apartments, all currently let on Assured Shorthold Tenancies. Total Current Rent Received £50,460 per annum (potential to increase).

There is scope to develop the property further to increase the amount of accommodation provided and there is also the potential to develop the land to the rear, subject to gaining planning permission and all the usual necessary consents.

55, Flat 1 – AST from 28th July 2022 - £695pcm - EPC D
55, Flat 2 – AST from 28th August 2017 - £700pcm - EPC E
55, Flat 3 – AST from 2nd August 2018 - £700 - EPC E
57, Flat A – AST from 17th November 2006 - £560pcm - EPC E
57, Flat B – AST from 27th May 2019 - £600pcm - EPC D
57, Flat C – AST from 28th February 2025 - £750pcm - EPC D
57, Flat D – AST from 19th September 2011 - £555pcm- EPC E

LOCATION

Newbridge Crescent lies just off the Tettenhall Road (A41) in a particularly convenient situation. The property stands next to Newbridge Lawn Tennis and Squash Club and within walking distance of the shopping facilities available within the Newbridge parade, the further amenities afforded by Tettenhall Village and Wolverhampton City Centre are within convenient travelling distance and the open spaces of both the Upper and Lower Greens are nearby as are the canal and railway walks.

DESCRIPTION

The property comprises a pair of semi-detached houses providing accommodation over four storeys. There are currently seven self contained apartments and each benefits from double glazing.

The properties stand behind a large frontage providing a parking space for each apartment and there are large gardens to the rear. There is a total plot size of approximately 0.46 acres in total.

There is vehicular access, and also two garages, to the rear and there is the potential for further development of the site, subject to the grant of planning permission and obtaining all of the usual consents and permissions.

SERVICES

We are informed by the Vendors that mains water, drainage and electricity are connected and heating is via electric storage heaters
COUNCIL TAX BAND
55 Flats 1,2,3 council tax band B – Wolverhampton
57 Flats A,B,C council tax band A – Wolverhampton
57, Flat D council tax band B – Wolverhampon
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
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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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
£925,000

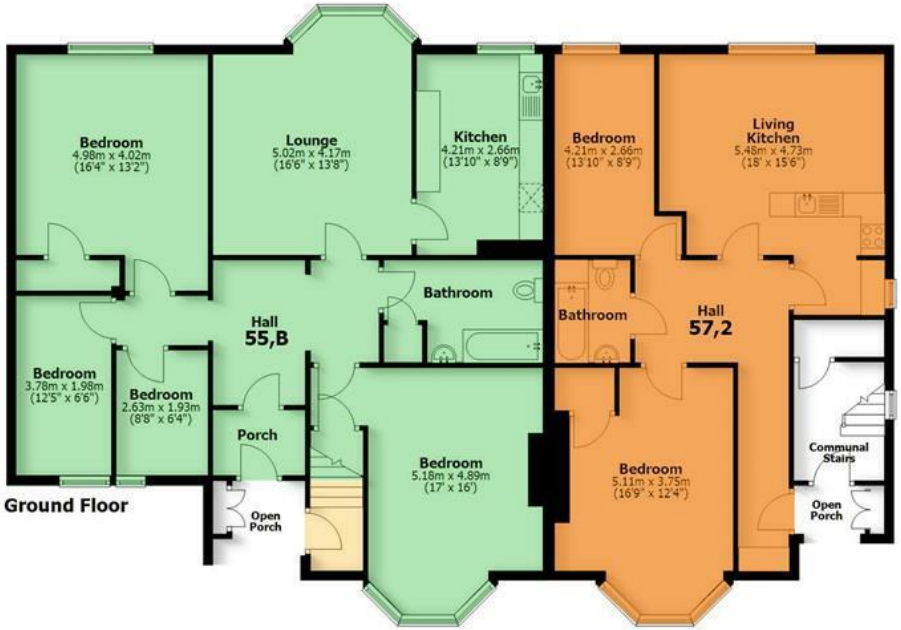
EPC:

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.

55-57 NEWBRIDGE CRESCENT
NEWBRIDGE

TOTAL: 662.1sq.m. 7127sq.ft.

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

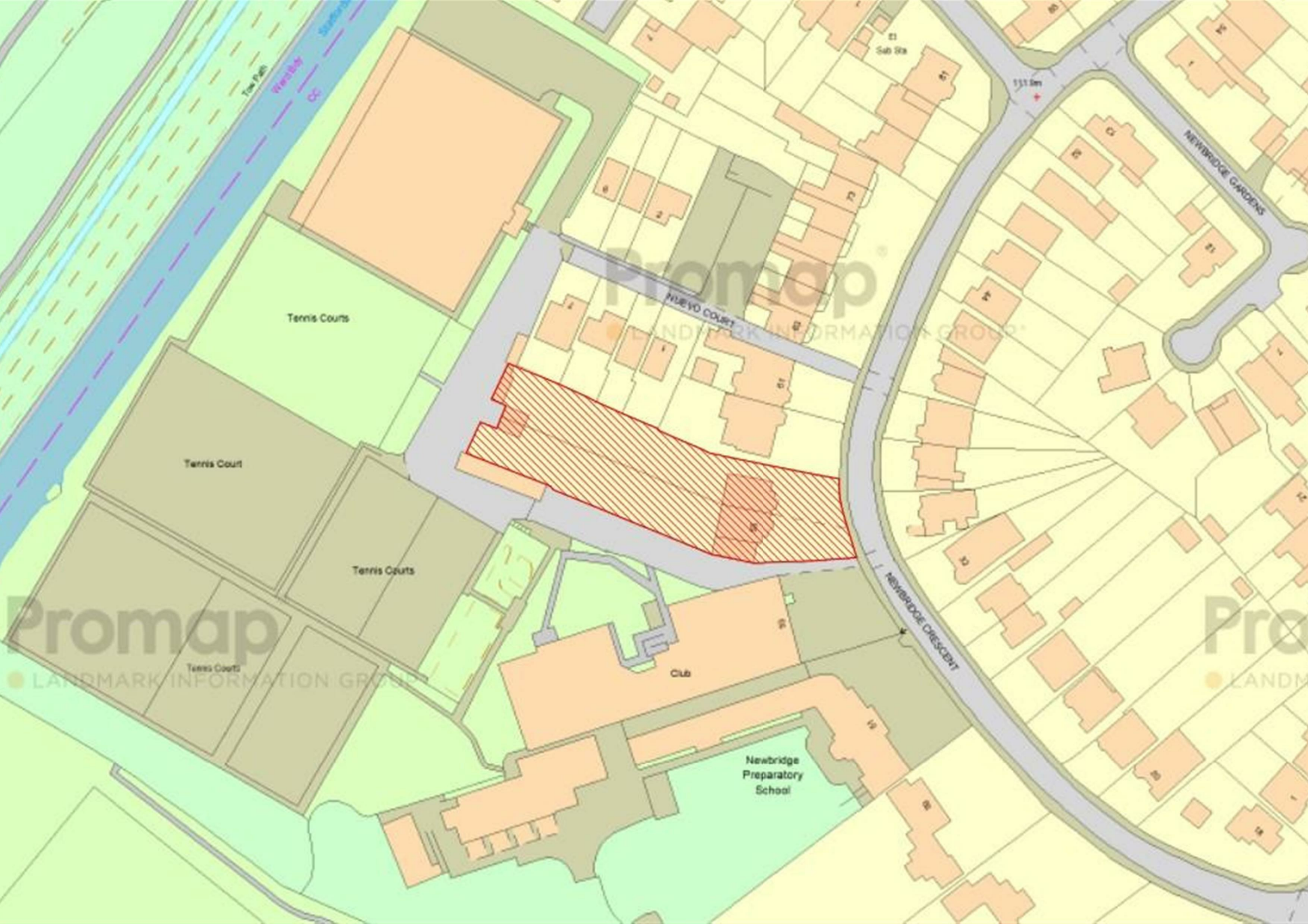


Ground Floor

Second Floor

Lower Ground Floor

First Floor


Tennis Courts
Tennis Court
Tennis Courts
Tennis Courts
Club
Newbridge Preparatory School
NUEVO COURT
NEWBRIDGE CRESCENT
NEWBRIDGE GARDENS
Sub Sta
Promap
LANDMARK INFORMATION GROUP