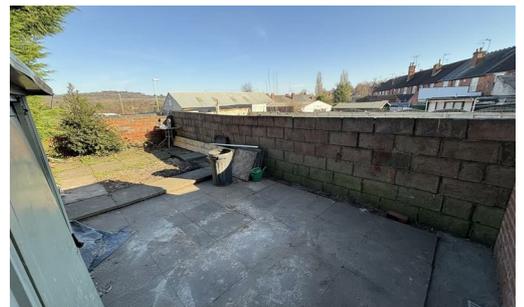




Bloore King & Kavanagh

Sales & Lettings



121 Park Road
Dudley, DY2 9DD

Offers In The Region Of £219,995

Property Description

FREEHOLD INVESTMENT PROPERTY

A refurbished, extended two bedroom, mid terraced property, which has been converted into three separate, self contained studio flats. Two of the flats being on the ground floor, with the largest flat being on the first floor of the building.

Offering a short commute to both Merry Hill Intu shopping Centre and Russells Hall hospital.

Each individual flat is currently let and comprises of; open plan living kitchen area, shower room and a double bedroom. Electric and gas supply is available throughout. On street parking is available with a rear maintained courtyard.

Annual return on investment equaling to £23,100.00 per annum. EPC - E / CT Band - A

Approach

Steps leading to front door access. Side access offering entry to Flats 121a and 121b Park Road.

121 Park Road (Flat)

Refurbished self contained one double bedroom, ground floor flat. Briefly comprising of; open plan living kitchen area, shower room and double bedroom. Electric heating is installed throughout and water rates are included within the rental price. EPC - E. Annual return on investment - £7,200.00 per annum.

121A Park Road

Refurbished self contained one double bedroom, first floor flat. Briefly comprising of; open plan living kitchen area, shower room and double bedroom. Electric heating is installed throughout and water rates are included within the rental price. EPC - D. Annual return on investment - £8,400.00 per annum.

121B Park Road

Refurbished self contained one double bedroom, ground floor flat. Briefly comprising of; open plan living kitchen area, shower room and double bedroom. Gas central heating is installed throughout and water rates are included within the rental price. EPC - C. Annual return on investment - £7,500.00 per annum.

Communal Courtyard

A communal courtyard is located at the very rear of the property.



Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS:

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



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