



FREEHOLD RESIDENTIAL INVESTMENT PROPERTY

FOR SALE

64 Stourbridge Road, Dudley DY1 2DF

- Freehold fully let residential investment opportunity.
- Converted block of 1 x 2 bedroom and 4 x 1 bedroom flats
- Potential for further development
- Total annual income - £30,060 per annum



DESCRIPTION

The property comprises a two story conversion of 5 self-contained apartments, with car parking at the rear. There is scope to develop additional apartments in the loft space and to the rear of the property (subject to obtaining planning consent). The accommodation consists of a two bedroom apartment to the ground floor and a further four, one bedroom apartments. Each of the apartments benefits from kitchens and bathrooms.

LOCATION

The property occupies a prominent corner position at the junction with Bull Street on the main A4101 Stourbridge Road, approximately 1 mile southwest of Dudley Town Centre. The property lies within easy access of Merry Hill Shopping Centre, Russells Hall Hospital, and junction 2 of the M5 motorway.



TENURE

Freehold, subject to the existing tenancies

TENANCY DETAILS

The properties are all let on Assured Shorthold tenancies as follows:-

Flat 1 - £500 pcm

Flat 2 - £490 pcm

Flat 3 - £555 pcm

Flat 4 - £500 pcm

Flat 5 - £460 pcm

Total Rent: £2,505 per calendar month / £30,060 per annum.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

EPC

Available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

PRICE

Offers based on **£425,000**
for the Freehold Interest.



Traditional values, modern solutions

Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.

75/77 Colmore Row, Birmingham B3 2AP

 0121 525 0600  agency@bondwolfe.com  bondwolfe.com