



Merridale Street West, Wolverhampton, WV3 0RW

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

For Sale by Public Auction

## Investment Opportunity

A strong income-producing investment opportunity comprising two self-contained one-bedroom flats within a converted semi-detached property, offered together under a single freehold title. This is a rare chance to acquire two residential units in one transaction, making it particularly attractive to property investors seeking immediate income and yield.

The property is conveniently located within walking distance of Wolverhampton City Centre, a proven and popular rental location, and is currently generating a combined rental income of £1,250 per calendar month, equating to an impressive gross yield of approximately 11.1%.

## Accommodation

The building has been converted to provide two independent one-bedroom flats, arranged as follows:

Flat 62  
Ground floor one-bedroom flat

Flat 62A  
First-floor one-bedroom flat

Each flat is self-contained, allowing the investor to benefit from two income streams from one freehold asset.

## Tenure

Freehold  
The property is held on a single freehold title, with both flats sold together.

Rental Income  
Currently let and producing a combined monthly income of £1,250.

EPC  
62 EPC Rating D  
62A EPC Rating E

## Auction Information

The property is offered for sale by timed online public auction. Bidding opens at midday on 4th February 2026 and closes at midday on 6th February 2026.

Prospective purchasers should register to bid in advance and download the legal pack once available.

Viewing  
Strictly by appointment.





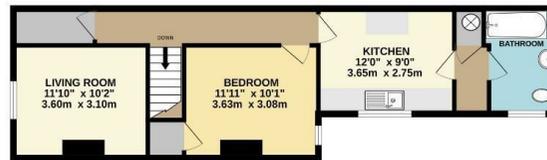
# Key Features

- For Sale By Public Auction
- 2 One Bedroom Flats
- Close to Local Amenities

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1108sq.ft. (102.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Auction Guide**  
**£130,000**

EPC Rating -

Tenure - Freehold

Council Tax Band - A

Local Authority -  
Wolverhampton

## DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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