378 Penn Road, Penn, Wolverhampton, WV4 4DB

BERRIMAN
EATON

# 378 Penn Road, Penn, Wolverhampton, WV4 4DB

This is a unique investment opportunity having the freehold title to the building, together with ownership of the three remaining apartments which are currently rented out. There is a car parking area, bin store and garden area. Apartment A is privately owned but is under a lease of 150 years from January 2010 with 134 years remaining. Apartment B is ground floor and is achieving £695.00 per calendar month. Apartment C is a first floor one bedroom which is approximately 363 square foot and achieving a monthly rent of £695 pcm. Apartment D is a first floor one bedroom of approximately 435 square foot with a monthly rent of £695 per calendar month. Rental yield of approximately 7.5%, subject to all apartments being let.

EPC : Flat B - E; Flat C - E; Flat D - D
WOMBOURNE OFFICE

## LOCATION

Located on the junction of the A449 and Hopstone Gardens and which gives excellent access to the major transport links into Wolverhampton City Centre. Positioned on a regular bus route and being within walking distance of the shops. The properties are situated close to Manor Park, Muchall Park and Penn Bowling & Social Club.

## DESCRIPTION

This is a unique investment opportunity having the freehold title to the building, together with ownership of the three remaining apartments which are currently rented out. There is a car parking area, bin store and garden area. Apartment A is privately owned but is under a lease of 150 years from January 2010 with 134 years remaining. Apartment B is ground floor and is achieving £695.00 per calendar month. Apartment C is a first floor one bedroom which is approximately 363 square foot and achieving a monthly rent of £695 pcm. Apartment D is a first floor one bedroom of approximately 435 square foot with a monthly rent of £695 per calendar month. Rental yield of approximately 7.5%, subject to all apartments being let.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND A – Wolverhampton City Council
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD with 3 LEASEHOLD APARTMENTS

Broadband – Ofcom checker shows Standard / Superfast / 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
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
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**Wombourne Office**
01902 326366
wombourne@berrimaneaton.co.uk

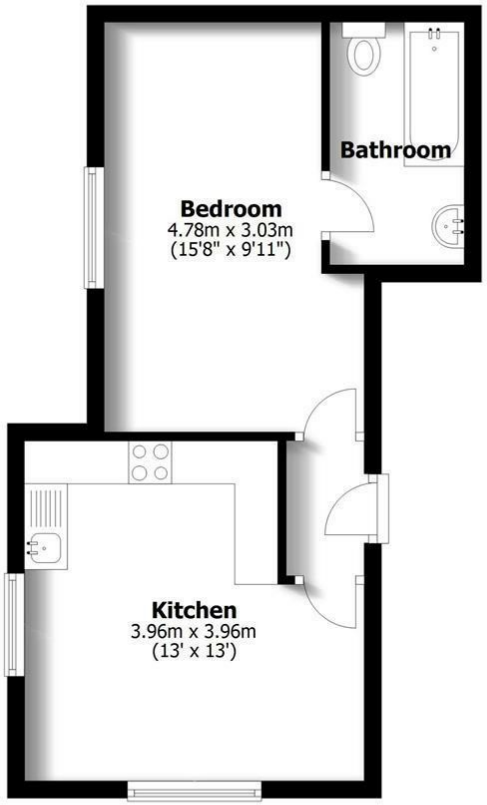
**www.berrimaneaton.co.uk**


Offers In The Region Of
£330,000

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.

# 378c Penn Road
**Wolverhampton**




## Ground Floor

**TOTAL: 33.7sq.m. 363sq.ft.**

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