



63 AND 63A MERRIDALE ROAD WOLVERHAMPTON, WV3 9SE

OFFERS IN THE REGION OF £200,000
FREEHOLD

INVESTMENT OPPORTUNITY – PRIME LOCATION FOR CITY CENTRE ACCESS

A freehold detached property thoughtfully converted into two spacious, self-contained flats, with off-road parking to the rear. Each flat benefits from its own private entrance, gas central heating, and double glazing.

Both properties offer well-proportioned accommodation including a generous living room, dining kitchen, double bedroom, and bathroom, making them highly appealing to tenants.

Ideally positioned within comfortable walking distance of the city centre and the picturesque Bantock Park, the property is also well served by a regular bus service, ensuring excellent transport links.

A superb opportunity for investors seeking a conveniently located, income-generating property.

63 AND 63A MERRIDALE ROAD

- INVESTMENT OPPORTUNITY • CONVENIENT FOR CITY CENTRE ACCESS • CONVERTED INTO TWO SPACIOUS FLATS • CAR PARK TO REAR • REGULAR BUS SERVICE NEARBY • Currently Both Flats Are Council Tax Band A - Wolverhampton City Council • Potential To Revert To A Single Dwelling



63 AND 63A MERRIDALE ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Sanders, Wright & Freeman - Sales
13 Waterloo Road
Wolverhampton
West Midlands
WV1 4DJ

01902 575555
enquiries@swfstateagents.co.uk
www.swfstateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements