



21 FROME DRIVE WOLVERHAMPTON, WV11 1XQ

OFFERS IN THE REGION OF £220,000
FREEHOLD

Five bedroom terraced home which is currently a LICENCED HMO. Situated in a prime location near Bentley Bridge Retail Park and New Cross Hospital, 21 Frome Drive promises excellent returns when fully occupied. The property is conveniently located for easy access to Wolverhampton City Centre with good commuter links to Birmingham City Centre and the Motorway Network. The property features accommodation comprising entrance hall, ground floor w.c & shower room, five double bedrooms, communal kitchen, bathroom and rear garden.



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- FULLY LICENSED HMO • SUPERB INVESTMENT OPPORTUNITY - PREVIOUSLY LET OUT FOR APPROX. £21,600 PER ANNUM • FIVE DOUBLE BEDROOMS • COMMUNAL KITCHEN • COMMUNAL REAR GARDEN • COMMUNAL BATHROOM • GROUND FLOOR W.C • EXCELLENT LOCATION



ENTRANCE HALL

COMMUNAL KITCHEN

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BEDROOM FIVE

COMMUNAL BATHROOM

GROUND FLOOR W.C

GROUND FLOOR SHOWER ROOM

PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band A

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile Coverage - 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>

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

21 FROME DRIVE





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



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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