



2 Semi-Detached Houses
Hollyhedge Lane, Walsall
Offers In Region Of £250,000



****INVESTMENT OPPORTUNITY TO PURCHASE TWO SEMI DETACHED HOUSES, TOTAL RENTAL INCOME £1425PCM**** Comprising a computer repair shop currently let for £500pcm with a one bedroom flat above let out at £400pcm. Number 105 is currently let out as a 3 bedroom semi for £525pcm (was previously a barber shop). Call agent for viewing and further details

COMPUTER SHOP

FRONT ROOM (SHOP) 15' 6" x 12' 7" (4.72m x 3.84m) With window to front, central heating radiator and door to workshop (rear room)

WORKSHOP 15' 6" x 12' 9" (4.72m x 3.89m) With store cupboard, and door to the rear room.

REAR ROOM 20' 3" x 10' 6" (6.17m x 3.2m) With UPVC double glazed window to side, stainless steel sink and drainer, gas cooker point and door to the bathroom.

BATHROOM 8' 8" x 5' 7" (2.64m x 1.7m) With UPVC double glazed window to the side, central heating radiator, panelled bath with shower over and tiled surrounds.

FLAT 107A (ABOVE COMPUTER SHOP) Comprising, one double bedroom, lounge/diner, bathroom and kitchen.

105 HOLLYHEDGE LANE

FRONT ROOM 15' 4" x 13' 8" (4.67m x 4.17m) With window, door and shutter to the front and door to the lounge.

LOUNGE 15' 10" x 13' 2" (4.83m x 4.01m) With window to the rear, central heating radiator and stairs off to the first floor.

KITCHEN 13' 3" x 9' (4.04m x 2.74m) With window to the side, matching wall, base and drawer units, stainless steel sink and drainer, central heating radiator and door to bathroom.

ON THE FIRST FLOOR With doors to bedrooms.

BEDROOM ONE 15' 6" x 13' 2" (4.72m x 4.01m) With 2 x windows to the front and central heating radiator.

BEDROOM TWO 13' 2" x 9' 5" (4.01m x 2.87m) With window, central heating radiator and store cupboard.

BEDROOM THREE 12' 7" x 9' 0" (3.84m x 2.74m) With window and central heating radiator.

OUTSIDE To the rear there is enclosed off road parking and garage.

VIEWING, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

TENURE, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

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SERVICES, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

Viewing

Please contact our Redstones Estate Agency Office on 01902 235350 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

