

# BULB

ESTATE AGENT

*Intentionally Better*



9 Dunkley Street, Wolverhampton, WV1 4AN

Guide price £230,000

\*\*\* NO UPWARD CHAIN\*\*\*

An excellent opportunity to acquire a semi-detached house that is an ideal investment opportunity with 6 bedrooms over three floors. Extremely well looked after and boast good sized rooms and well-maintained communal areas such as the kitchen and the lounge, this property benefits from having Victorian characteristic and a homely feel.

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## Description

Here is an excellent opportunity to acquire a semi-detached house that is an ideal investment opportunity with 6 bedrooms over three floors. Extremely well looked after and boast good sized rooms and well-maintained communal areas such as the kitchen, the lounge and utility area. This property benefits from having Victorian characteristic and a homely feel throughout.

The property is well located near Wolverhampton City Centre, nearby access to transportation links and Wolverhampton University as well as local amenities.

This property is being sold as an HMO (housing multiple occupants) fully occupied with tenants in-situ and an active in date HMO license.

## Additional Information

\*\*This property is for Sale by PUBLIC AUCTION!

\*\*Currently rented to students

\*\* Can be rented to working professionals

\*\*Rooms currently achieving £70.00 per week, per room. (Potentially can achieve more in current rental market)

\*\*Currently achieving a Net Profit of £21,840, (Potentially can achieve more in current rental market)

\*\*Tenants pay the bills

\*\*NO COUNCIL TAX as property is currently rented to students

\*\*Achieving over 8% rental yield. (Potentially can achieve more in current rental market)

\*\* ALL rooms are currently let. Contact Bulb Estate Agents for further information on tenancy agreements

## BIDDING:

Please visit: [underthehammer.com](http://underthehammer.com)

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Start Price. The Start Price is issued solely as a guide

## UNCONDITIONAL AUCTION DETAILS:

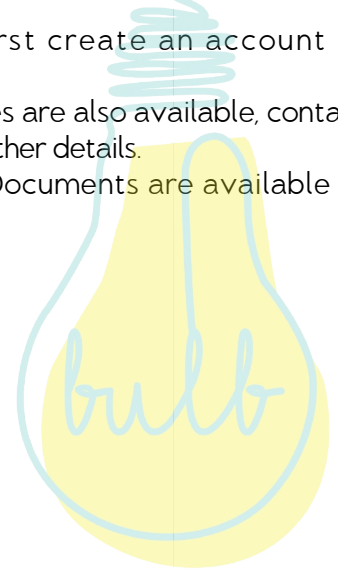
Contracts are exchanged immediately at the end of the auction and a 5% deposit will be taken from the highest bidder. THIS DEPOSIT WILL CONTRIBUTE TOWARDS THE PURCHASE PRICE.

Completion will be 8 weeks, which means interested parties can proceed with traditional residential finance.

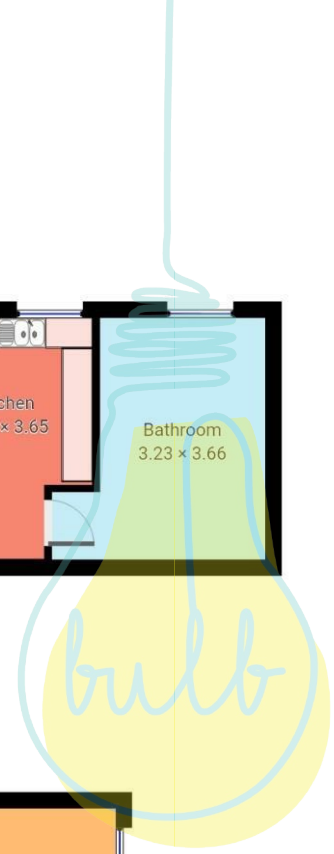
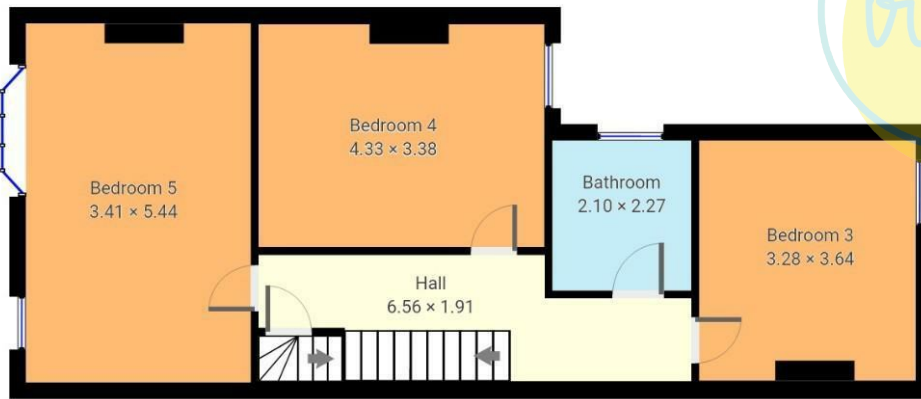
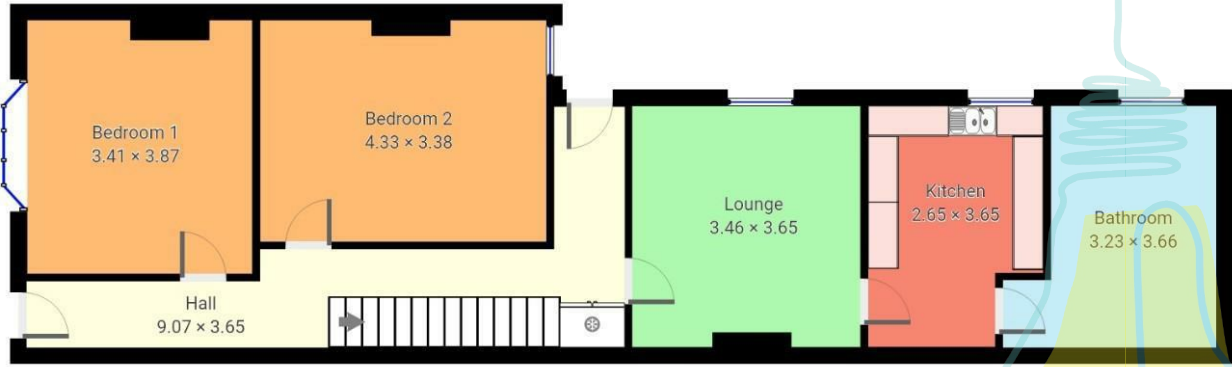
Every buyer must first create an account at [underthehammer.com](http://underthehammer.com)

Remote bidding facilities are also available, contact the auction office for further details.

Full Terms and Legal Documents are available at [underthehammer.com](http://underthehammer.com)



## Floor Plan

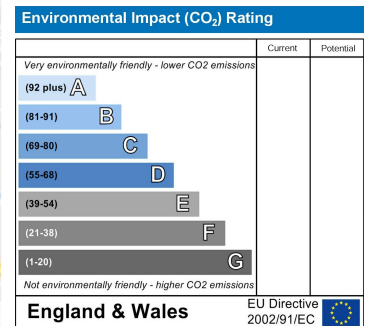
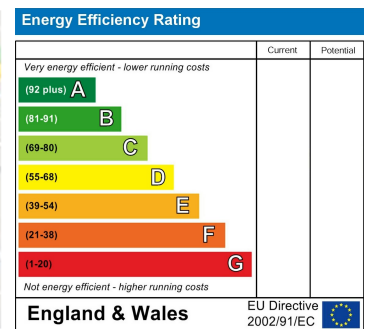


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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.