



hexagonTM
commercial property



- RARE FREEHOLD OPPORTUNITY
- FURTHER DEVELOPMENT POTENTIAL
- ERV - £23,280 PER ANNUM

INVESTMENT / DEVELOPMENT

1,710 SqFt (159 SqM)

£385,000

11 Dixons Green Road, Dudley, DY2 7DH

FOR SALE



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Description

An excellent opportunity to acquire a residential investment comprising four self-contained 1-bedroom flats in a well-established area of Dudley. The property is currently part-let with 2 flats occupied, producing a passing rent of £13,440 per annum, with one vacant unit offering immediate letting potential. Once fully let, the asset is expected to generate £23,280 per annum, presenting an attractive income with scope for reversion.

The property occupies a prominent position and benefits from off-road parking together with adjoining undeveloped land extending to approximately 0.09 acres. This additional land offers future development potential (subject to planning), making this a compelling opportunity for investors seeking both stable income and longer-term growth. The property has historically had planning permission for 2 buildings on the adjoining land at the rear for 6 apartments, which shows that such development has potential in the future. Previous planning application references numbers: P16/1081 & P10/0903

Location

The property is situated on Dixon's Green Road in Dudley, within a well-established residential area benefiting from a range of local amenities. Nearby, there are convenience stores, schools, and everyday services, while Dudley town centre is within easy reach, offering a wider selection of retail, leisure, and dining facilities including the popular Merry Hill Shopping Centre. The location is well connected, with excellent transport links via the A4123 (Birmingham New Road), providing direct access to Birmingham city centre approximately 8 miles to the east. The area is also served by regular bus routes and nearby train stations including Dudley Port, offering connections across the West Midlands. This strong connectivity and established surroundings make the property an attractive proposition for tenants and investors alike.

Accommodation

Flat 11A (vacant) - 414 Sq Ft

Flat 11B (vacant) - 414 Sq Ft

Flat 11C (occupied) - 414 Sq Ft

Flat 11D (occupied) - 468 Sq Ft

Total - 1,710 Sq Ft

Rates

11A - Council Tax Band A 11B - Council Tax Band A 11C - Council Tax Band A 11D - Council Tax Band A

Terms

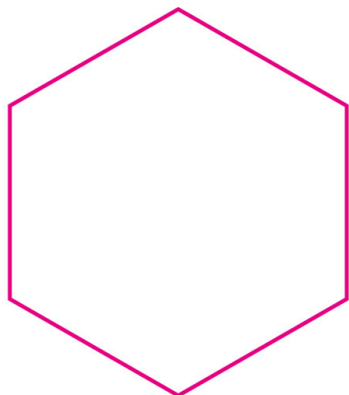
With vacant possession, the property is available for sale at a price of £225,000.00.

Rates

11A - Council Tax Band A 11B - Council Tax Band A 11C - Council Tax Band A 11D - Council Tax Band A

Terms

We are instructed to seek £385,000 for the freehold interest.



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info@hexagoncommercial.co.uk

www.hexagoncommercial.co.uk

01384 374888

**5 Heath Lane
Oldswinford
Stourbridge
West Midlands
DY8 1RF**

W3W///clock.port.smiles



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