

FORMER METHODIST CHURCH HALL,  
TIPTON ROAD  
**SEDGLEY DY3 1HE**



# FOR SALE

**172.50M<sup>2</sup> (1,857 SQ FT)**

OFFERS INVITED IN THE REGION OF  
£125,000

FORMER METHODIST CHURCH HALL,  
TIPTON ROAD  
**SEDGLEY DY3 1HE**



## DESCRIPTION

The property comprises a detached unit with full brick elevations, metal frame windows, a pitch tile clad roof and a small yard to the rear. The property was originally a Methodist Church Hall but has been converted into a local training facility, comprising of a hall, training room, store and staff kitchen facilities. It is our understanding that the property is Grade II listed, all information can be found on the historic England site.

There is a driveway leading from Tipton Road and space for one car to the side of the property.

## LOCATION

The property fronts on to the junction of Tipton Road and Turls Street and is situated less than half a mile to the town centre. Sedgley is in the north of the Metropolitan Borough of Dudley and approximately 4 miles to the south of Wolverhampton and 12 miles to the west of Birmingham City Centre. Junction 1 of the M5 is approximately 6 miles to the east.

## SCHEDULE OF AREAS

Description	m <sup>2</sup>	ft <sup>2</sup>
Main Hall	138.40	1,490
Training Room	34.10	367
Kitchen	N/A	N/A
Store	N/A	N/A
<b>Total Approx. GIA</b>	<b>172.50</b>	<b>1,857</b>

## EPC

Energy Performance Rating: C < 73

## TENURE

Freehold

## PRICE

Offers invited in the region of £125,000

## SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by appointment through the sole agents.

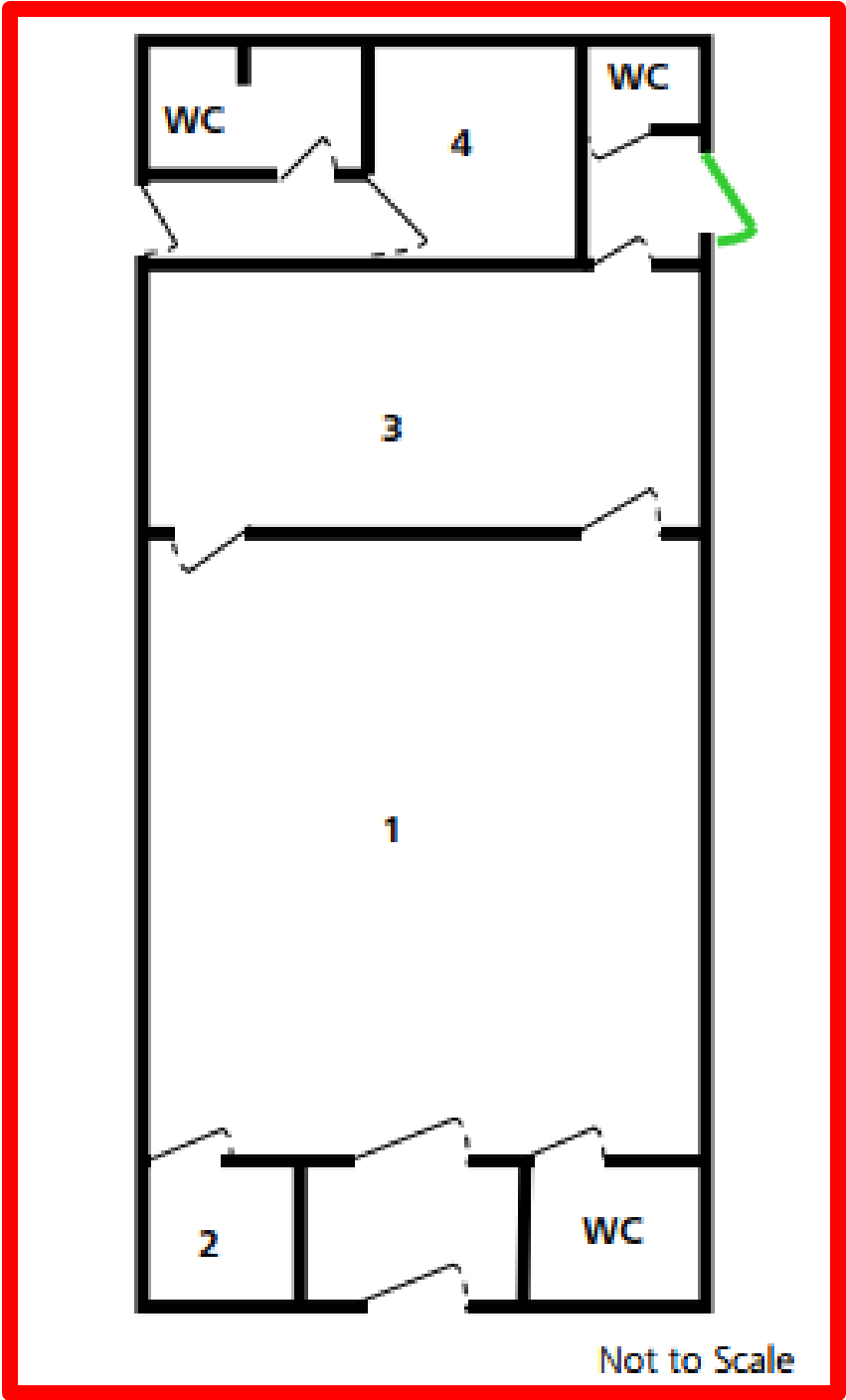
## CONTACT

Dominic Lean  
Vail Williams LLP  
Edmund House  
12-22 Newhall Street  
Birmingham  
B3 3EF

Tel: 0121 654 1065

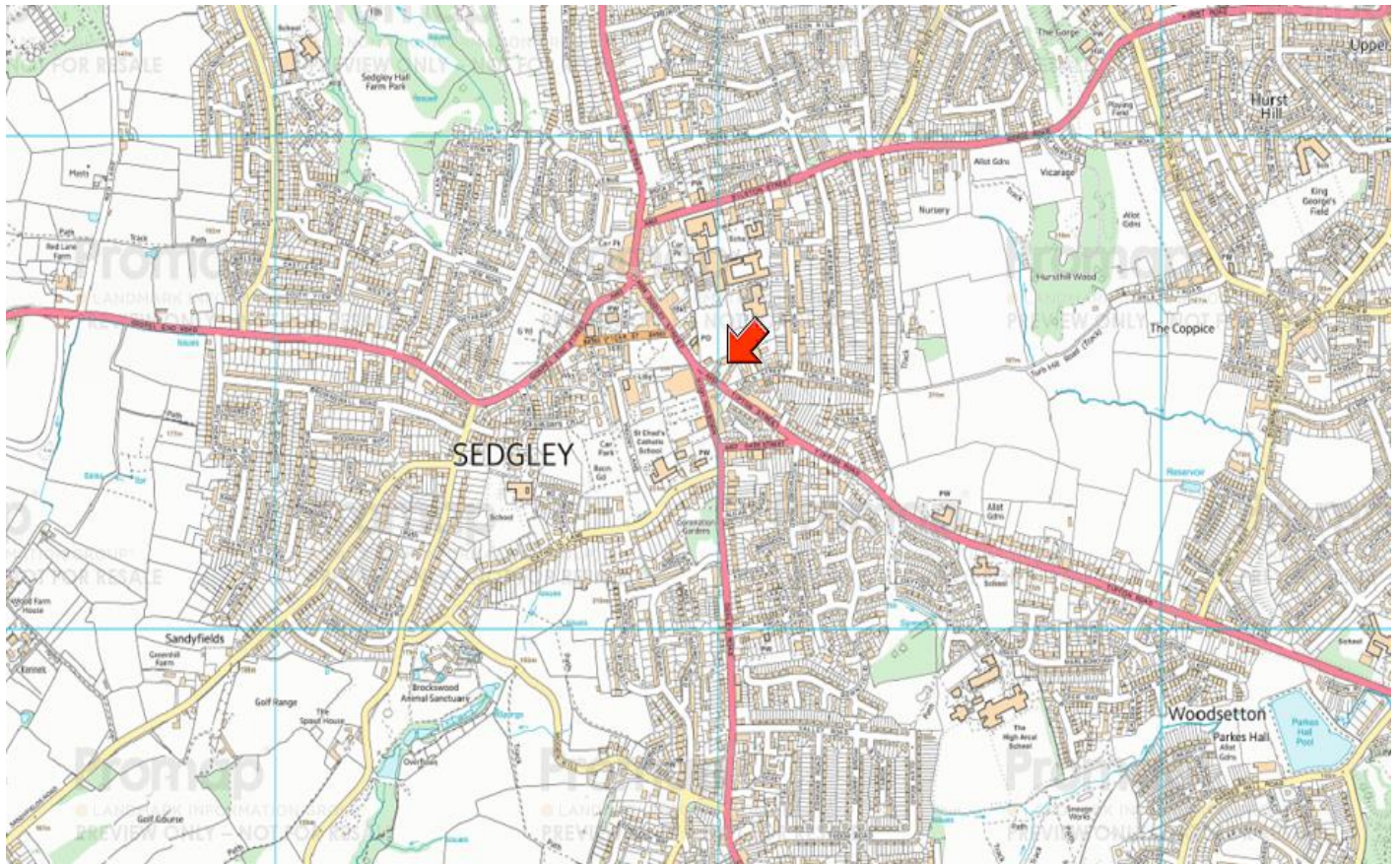
Email: [dlean@vailwilliams.com](mailto:dlean@vailwilliams.com)







FORMER METHODIST CHURCH HALL,  
TIPTON ROAD  
SEDGLEY DY3 1HE



Misrepresentation Act 1967 – Vail Williams for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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. 3. No person in the employment of Vail Williams has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

**Birmingham Camberley Crawley Guildford Heathrow London Portsmouth Southampton Thames Valley**

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered Office: 550 Thames Valley Park Drive, Reading, Berkshire RG6 1PT. Any reference to a Partner means a Member of Vail Williams LLP or an employee or consultant with equivalent standing and qualifications. A full list of Members is open for inspection at the registered office. **Regulated by RICS.**

**Our Services:** Acquisition & Disposal, Building Consultancy, Corporate Real Estate, Development Consultancy, Investment and Funding, Leasing Advisory, LPA Receivership, Planning Consultancy, Property Asset Management, Rating, Valuation