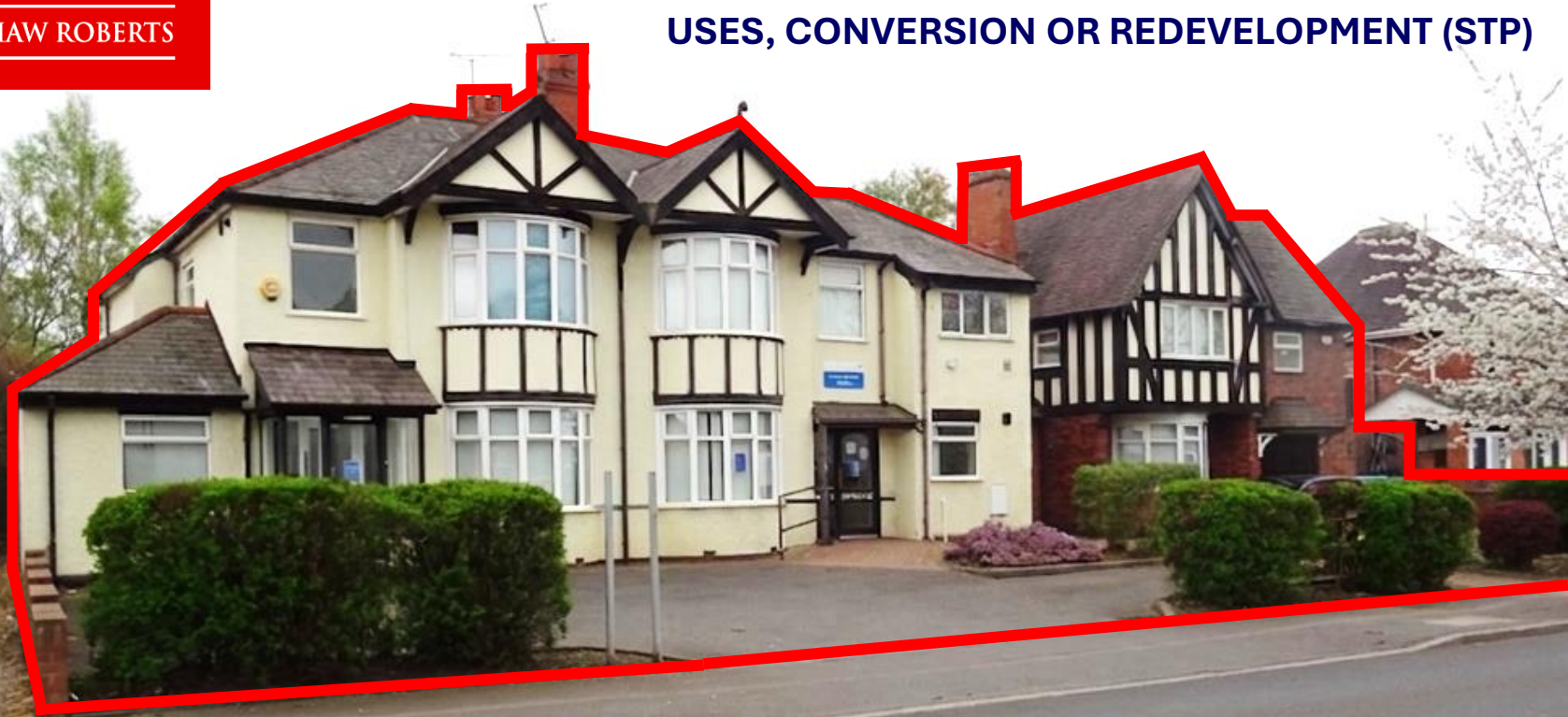


TSR

TOWLER SHAW ROBERTS

FOR SALE

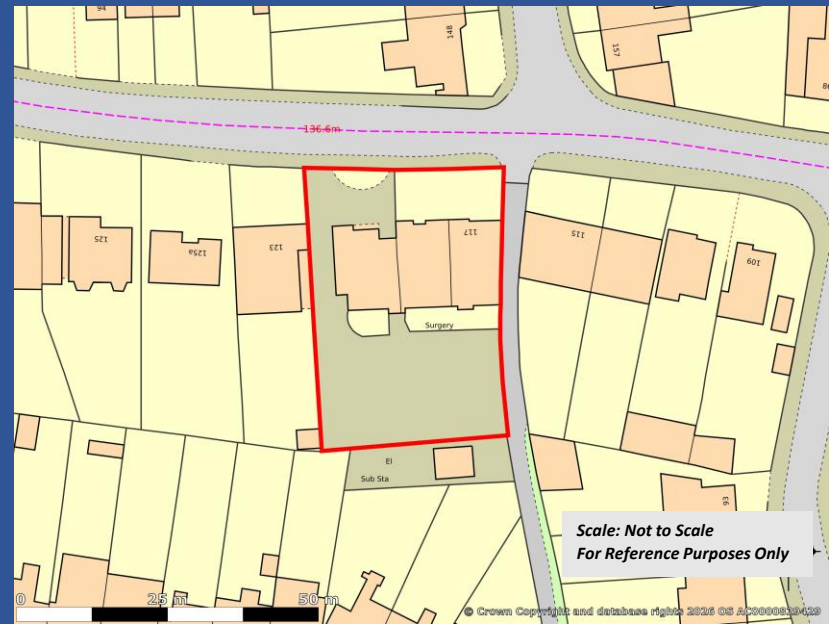
**FORMER DOCTORS' SURGERY SUITABLE FOR A VARIETY OF
USES, CONVERSION OR REDEVELOPMENT (STP)**



**117-121 Coalway Road
Penn
Wolverhampton
WV3 7NA**

EXECUTIVE SUMMARY

- Prominent former doctors' surgery extending to approx. 5,330 sqft (495 sqm) Gross Internal Area
- Spacious and flexible accommodation comprising offices, consulting rooms and ancillary storage
- Suitable for a variety of potential users, conversion or redevelopment (subject to planning)
- Generous on-site car parking available to the rear of the property
- Site area extending to circa 0.35 acres
- Popular residential area with long frontage to busy road and public transport route
- **For Sale: Offers in the region of £550,000 are invited for the freehold interest, with the benefit of vacant possession upon completion**



LOCATION

Fronting Coalway Road, the property is situated in the very popular residential suburb of Penn approximately 2-miles south-west of Wolverhampton city centre. The surrounding area is predominantly residential, with a mix of schools, retail parades, community facilities and all the usual amenities.

Coalway Road is a busy local road and public transport route linking with the main A449 Penn Road, a principal route into Wolverhampton city centre and the wider main road network.

The property enjoys a long frontage to Coalway Road standing amongst a wide variety of residential dwellings including detached and semi-detached houses in large plots.

TRAVEL DISTANCES

Motorways

J2 M54 – 6 Miles
J10 M6 – 7 Miles
J1 M5 – 12 Miles

Cities

Wolverhampton – 2 miles
Telford – 17 Miles
Birmingham – 20 Miles

Train Stations

Wolverhampton – 3 miles
Birmingham New Street – 18 miles
Birmingham Intl – 27 miles

Airports

Birmingham Intl – 27 miles
Manchester – 72 miles
East Midlands – 52 miles



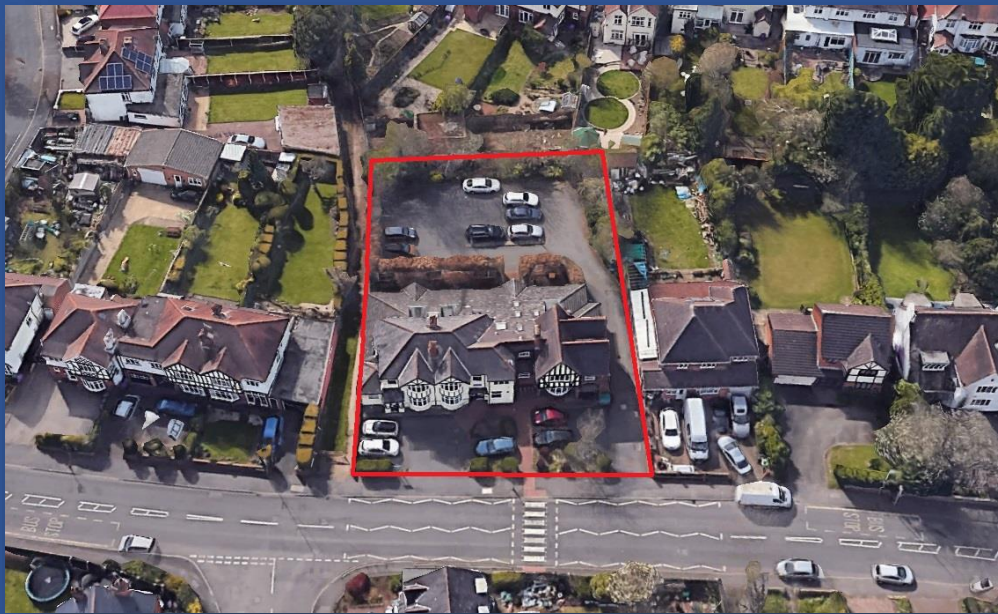
www.tsrssurveyors.co.uk



01902 421216



wolverhampton@tsrssurveyors.co.uk



FLOOR AREAS

		Sq m	Sq ft
Ground Floor	Waiting rooms, receptions, treatment rooms, kitchen, WC's etc.	332.0	3570
First Floor	Offices, records, meeting room, staff room etc.	163.4	1760
		495.4	5,330

Floor areas are calculated on a Gross Internal basis but must be treated as approximate.

DESCRIPTION

The property comprises an attractive two-storey former doctors' surgery, extending to approx. 5,330 sq ft (495.4 sq m) with substantial on-site car parking.

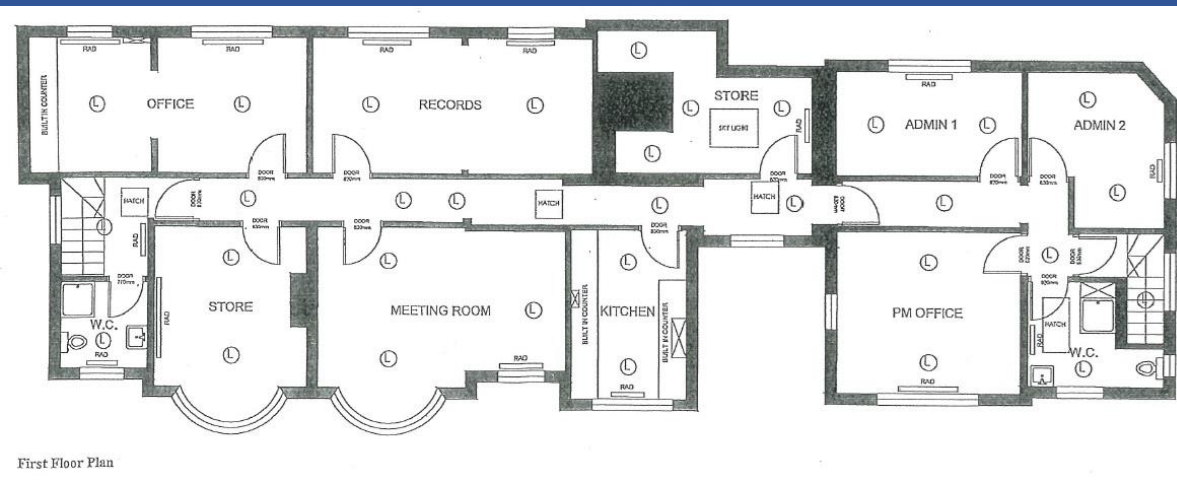
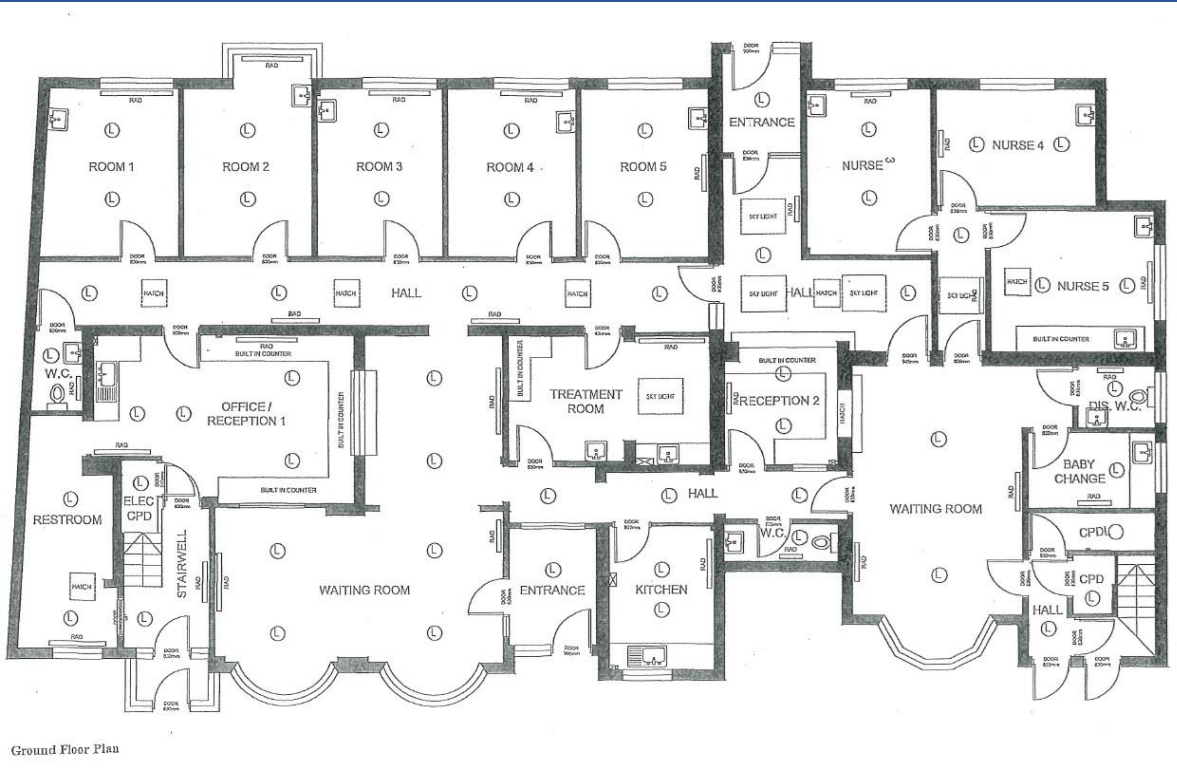
Prior to its use as a doctors' surgery, the property comprised residential dwellings, including semi-detached and detached houses, which were subsequently converted to provide suitable accommodation for a GP practice. Owing to the size and nature of the site, the property is considered suitable for a range of alternative uses, including medical, care, and educational purposes, as well as offering potential for conversion or redevelopment (subject to the necessary planning consents). Architects' drawings illustrating potential residential development schemes are available upon request.

The accommodation is well appointed with two reception entrances and waiting rooms, together with consulting rooms, patient WC's, staff room, kitchen, meeting room, records and offices.

The building stands in an attractive landscaped setting within a site extending to approximately 0.35 acres (0.14 hectares).



EXISTING FLOOR PLANS (Floor Plans are provided for illustrative purposes only, and are not for scaling)



TENURE

The freehold interest of the property is available, with the benefit of vacant possession upon completion.

GUIDE PRICE

Offers are invited in the region of **£550,000** for the freehold interest.

LOCAL AUTHORITY

Wolverhampton City Council, Civic Centre, St Peter's Square, Wolverhampton, WV1 1SH. Tel: (01902) 551155.

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority.

SERVICES

Interested parties are advised to make their own enquiries with the relevant utility companies.

BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Address	Description	Rateable Value
117-121 Coalway Road	Surgery and Premises	£35,750

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

ENERGY PERFORMANCE RATING

At the date of printing, the property was subject to the following Energy Performance Certificates:

Address	Energy Rating	Expiry Date
117-121 Coalway Road	46 B	23 March 2036

VAT

All costs/prices are exclusive of, but subject to, VAT, if applicable.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable.

We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

VIEWING

Strictly by appointment with the Sole Selling Agents:

Towler Shaw Roberts

4 Tettenhall Road

Wolverhampton

WV1 4SA.

Tel: 01902 421216

Email: Wolverhampton@tsrsurveyors.co.uk



Important Notice

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May 2026