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**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

75-77 Lansdowne Road, Handsworth, Birmingham, B21 9AU



**FOR SALE**

11-Bed Care Home with Potential for Alternative Uses

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### Location

The property is located within Handsworth, an inner-city area of Birmingham.

The building is located some 3 miles east of Birmingham City Centre with Junction 1 of the M5 approximately 2 miles north west.

### Description

The property comprises a building of traditional brick construction with pitched slate roof over which is currently being used as a care home.

The building has been converted for its existing use and comprises of two interconnected mid-terraced buildings. All floors are accessed via stairwells to each side of the building and a lift to the central core.

The building has the benefit of having a gas fired central heating system, fire doors, emergency lighting, smoke alarms and (majority) UPVC double glazed windows.

The accommodation briefly comprises the following:

#### Ground Floor

Entrance hallway, manager's office, communal reception room, communal dining room, fitted kitchen, laundry room, three bedrooms (all with sink and vanity units) and staff toilets.

#### First Floor

Seven bedrooms (all with sink and vanity units), a wet room and a further bathroom.

#### Second Floor

Two further bedrooms, a wet room and WC and separate WC facilities.

Externally the property benefits from a fenced garden which is mostly laid to lawn with patio area.

### Accommodation

The property is currently unmeasured as not all rooms were accessible at time of the survey.

### Price / Tenure

Offers in the region of £465,000 are invited for the valuable freehold interest.

### Services

We understand that all mains services are connected to the building.

The agent has not tested the suitability of the connections and advise that all interested parties make their own enquiries with the appropriate service agencies.

### Planning

We have been advised the property has consent under Use Class C2 Residential Institutions.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent. Interested parties are advised to make their own enquiries with Birmingham City Council.

### VAT

We understand that VAT is not chargeable.

### Legal Costs

Each party are to be responsible for the costs of their own legal and surveyors fees incurred.

### Energy Performance Certificate

Available upon request from the agent.

### Viewings

Strictly via the sole agents Siddall Jones on 0121 638 0500.

