

98 Beeches Road, West Bromwich, B70 6HJ



FOR SALE

8-Bed Care Home with Potential for Alternative Uses

Location

The property is located on Beeches Road in West Bromwich town centre within easy access to the motorway network via Junction 1 of the M5 motorway and the A41 Black Country Route.

West Bromwich Bus Station and Metro Station are within easy walking distance and the Sandwell & Dudley train station is approximately 5 minutes' drive away.

The property is close to the Tesco led New Square development which includes leisure facilities and a range of shops, cafes, bars and restaurants.

Description

The property comprises of a three storey Victorian mid-terraced property with pitched tiled roof over.

The property is currently being used as a care home and has the benefit of a gas fired central heating system, external fire escape, fire doors, emergency lighting, smoke alarms and (majority) UPVC double glazed windows.

The accommodation briefly comprises the following:

Ground Floor

Porch, entrance hallway, office, two staff toilets, lean-to / summer room, kitchen, laundry room, access to the cellar and one double bedroom with sink and vanity unit.

First Floor

Four bedrooms (each with their own sink and vanity units), staff office and bathroom.

Second Floor

Three further bedrooms with sink and vanity units, a bathroom and WC.

To the rear the garden area is low maintenance with patio paving throughout.



Accommodation

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

Price / Tenure

Offers in the region of £335,000 are invited for the freehold interest.

Services

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

The agent has not tested to suitability of the connections and advise that all interested parties make their own enquiries to the appropriate 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 obtain 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

Both parties are to responsible for the costs of their own legal and surveyor's fees incurred.

Energy Performance Certificate

Available upon request from the agent.

Viewing

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