



**DETACHED OFFICE WITH RESIDENTIAL POTENTIAL**

**APPROX 3,375 SQFT GIA**

**Charford Lodge Rock Hill, Bromsgrove, B61 7LH**

# FOR SALE

- CHARACTER OFFICES
- PROMINENT POSITION
- FREEHOLD
- RESIDENTIAL POTENTIAL
- CAR PARK
- APPRX 3,375 SQ FT GIA

## LOCATION

The Property is located in a prominent position at the junction of Charford Road, Worcester Road and Rock Hill, close to but not part of, Bromsgrove Town Centre.

The environment is mixed commercial/residential, the latter predominantly, and the property stands immediately next door to St Peter's Catholic Church.

## DESCRIPTION

The Property comprises a handsome, double-fronted, two and three-storey detached office building. The main portion of the property was constructed an estimated 160 years ago with solid brick walls, part stucco rendered.

Internally, many of the original features have been retained throughout.

The accommodation is laid out wholly as professional offices and has a total gross internal floor area of approximately 3375 sq ft.

**GROUND FLOOR:** Hallway from which opens 2 No Offices, Kitchenette, rear Hall leading to two further Offices. In addition there are 2 No. WCS.

**FIRST FLOOR:** Landing, providing access to 4 No. Offices, Store Room plus WC.

**SECOND FLOOR:** Interconnecting pair of Offices, plus WC.

CELLAR: Dry stores

Outside there is a hard surfaced car park allowing for 7-8 cars.

## PLANNING

The versatile accommodation lends itself to a variety of uses.

Our client has obtained Planning Consent to convert the property to a single residential dwelling.

## PURCHASE PRICE

Unconditional offers are sought in the region of £525,000.

## TENURE

Freehold.

## RATEABLE VALUE

£20,250

## SERVICES

All mains services are available. Heating is provided by way of gas-fired Worcester boiler connected to metal radiators.

## LEGAL FEES

Each party to bear their own fees.

## EPC

E (106)

## VIEWING

Strictly by appointment with our Reception on 01527 584 242



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.