



MIXED USE PROPERTY

3,848 SQ FT (TOTAL SITE AREA 1.4 ACRES)

3-4 The Square, Alvechurch, B48 7LA

For Sale

- TWO COMMERCIAL UNITS
- DEVELOPMENT POTENTIAL
- TOTAL SITE AREA 1.4 ACRES
- SELF-CONTAINED 3 BED FLAT
- Paddock to rear
- PROMINENT POSITION

LOCATION

The Property is conveniently located within Alvechurch Village Centre, fronting onto The Square in a prominent position. Transport links are good with the M42 being within 5 minutes' drive and Birmingham City Centre is approximately 11 miles to the north.

DESCRIPTION

The Property comprises a detached, two storey former house with commercial space to the majority of the ground floor and self-contained residential accommodation to the rear and first floor. There is a carport adjacent with storerooms to the rear, as well as a poultry shed and stables within the substantial grounds.

Internally, the Property is configured to provide Professional Offices to part of the ground floor, with a former Butchers Shop adjacent. In addition, there is a kitchen and WC accessed from the rear garden. The self-contained Flat has a kitchen and dining area to the ground floor with a stairwell providing access to the first floor, which comprises a lounge, family bathroom and three bedrooms.

Externally, the paddock benefits from a right of way across section of Private Road leading onto Red Lion Street and contains a detached poultry shed

and stable buildings.

The Gross Internal Area (GIA) of the property extends to approximately 3,848 sqft (358 sqm) with the total site area being approximately 1.4 acres (0.6 hectares).

SERVICES

All mains services are available.

ASKING PRICE

£575,000

EPC

3 The Square is Band E (119)
4 The Square is Band C (54)

RATEABLE VALUE

3 The Square is £6,100
4 The Square is £4,750

COUNCIL TAX

Band C

LEGAL FEES

Each party bear their own costs.

VIEWING

Strictly by appointment with our Reception on 01527 584 242



Area Map



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