

Birmingham - 83 Lichfield Road, Sutton Coldfield B74 2RP
Children`s Care Home (C2) to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



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Property Features:

- Comprises 11 room house with 6 children`s bedrooms, 2 staff rooms, 1 office, 1 large kitchen and 1 living room
- 2 bathrooms, 2 separate toilets, 2 utility rooms and 2 storage areas
- Large parking area and enclosed garden
- High-quality renovation to meet care standards
- Planning submitted for change of use to Children`s Care Home (C2)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Bus stop located directly in front of the property, providing direct services to Sutton Coldfield town centre and train station (5 min).

Property Description:

Comprises three-storey detached house with private drive at front and large garden at rear. The property benefits from side garage & storage, providing the following accommodation and dimensions:

Ground Floor: 119 sq m (1,285 sq ft)

First Floor: 104 sq m (1,122 sq ft)

Second Floor: 44 sq m (473 sq ft)

Total GIA: 267 sq m (2,880 sq ft)



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Terms:

Available from October 2025 on a new lease with terms to be agreed by negotiation

Rent: £2,884.62 per week (PCM: £12,500)

Deposit: £37,500 (3 Months)

Rateable Value:

Rateable Value - TBC

Rates Payable - TBC

Incoming tenants would have to register the property with VOA and determine rateable value and rates payable.

EPC:

Certificate and further details available on request.

Location:

The property is located on the Lichfield Road, near the junction of Tamworth Road and Anchorage Road and is within easy reach of local amenities including Sutton Coldfield shopping centre and Sutton Park. Bus stop Tamworth Road is located directly in front of the property, providing direct services to Sutton Coldfield town centre and train station (5 min).



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Ground Floor



First Floor



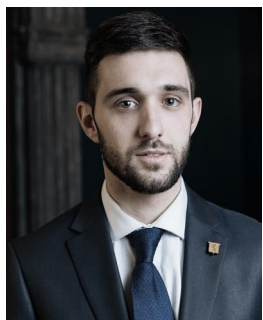
Second Floor

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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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