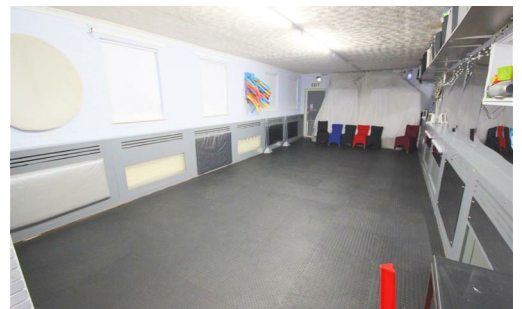




# Bloore King & Kavanagh

Sales & Lettings



**Former Bethel Mission Church  
Community Centre, Hagley Road  
Halesowen, B63 4QQ**

**Offers In The Region Of £250,000**

### The Property

A fantastic and rare opportunity to purchase this freehold building situated in a wonderful location close to Halesowen Town Centre.

The former Bethel Mission Church currently utilised as a community centre has been a fixture in the locality since it was founded in 1920 and is now available to purchase as a freehold property.

Standing on a large plot and with approx. 1600 sq/ft the building would make an excellent purchase for a keen investor or business owner looking to expand. There is also the potential for re-development (subject to planning approval)  
The property briefly comprises: entrance hall with ladies and gents toilets, an impressive main hall featuring approx. 700 sq/ft with store room included, a mid kitchen, mid lobby, further lobby to the rear with ladies and gents toilets and another large hall to the rear with approx. 532 sq/ft of space with a further kitchen included within this room.

The property features off road parking to the front and a side access road leads to the expansive grounds to the rear laid largely to lawn where there is a wooden shed and a useful garage to the rear of the property.

A wonderful potential investment which must be viewed to appreciate. EPC: E

### Location

The property is situated in a fantastic location on the main Hagley Road artery entering Halesowen. Being just over 1/2 a mile from Halesowen Town Centre this wonderful commercial property is in an excellent position for many uses and for various different potential businesses or potential re-development (subject to planning)  
Halesowen is located on the outskirts of Birmingham and has proved itself to be a popular location for commuters who wish to travel into the City Centre.  
The main Bus Terminal operates a direct service to Birmingham City and surrounding areas and Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network.  
Halesowen boasts three large secondary schools, many primary schools and Halesowen College provides further education.

### Approach

The property is approached over a tarmac driveway providing off road parking to the front. There is a tarmac driveway to the side of the property leading to the rear grounds.

### Entrance Hall

3.04m x 1.33m (9'11" x 4'4")

Double doors lead through to the entrance hall with tiled floor and double doors leading to the main hall. Ladies and gents toilets to either side.

### Main Hall

4.69m x 14.18m (15'4" x 46'6")

Measured at widest points

An impressive main hall situated to the front of the building with seven windows to the sides and useful store room.

### Mid-Kitchen

4.77m x 2.73m (15'7" x 8'11")

Useful kitchen area with counter top, sink and water heater. Store cupboard and window to the side.

### Mid Lobby

4.86m x 1.57 (15'11" x 5'1")

Mid lobby with doors to both sides and window to the side.

### Ladies and Gents WC

A corridor leads from the lobby through to the large rear hall with both ladies and gents toilets.

### Rear Hall

4.62m x 10.70m (15'1" x 35'1")

Measured at widest points

A wonderful additional large rear hall with six windows and rear access door.

### Kitchen

1.79m x 3.20m (5'10" x 10'5")

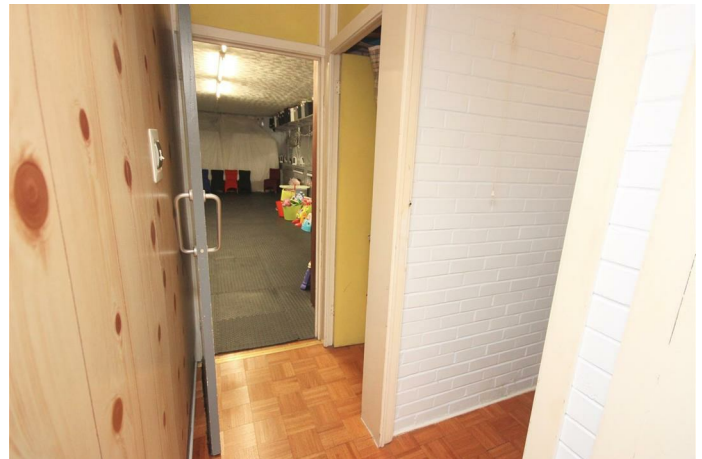
Contained within the rear hall space is this useful kitchen with sink and cooker. Two windows to the side.

### Garage

Situated to the rear of the grounds with up and over door.

### Rear Grounds

A tarmac driveway leads down the side of the property to the rear. The rear grounds are laid largely to lawn with some hardstanding. There is a useful wooden shed and a garage situated to the rear of the gardens.



## General Information

### Tenure:

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

### VAT:

The sale of the property is NOT subject to VAT

### PROPERTY MEASUREMENTS:

The square meterage (footage) stated has been provided by the vendor. Bloore King & Kavanagh have not measured the site acreage. Interested parties are advised to check the measurements.

### FIXTURES AND FITTINGS:

Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

### CONSUMER PROTECTION REGULATIONS 2008:

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

### PLANNING PERMISSION/ BUILDING REGULATIONS:

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Bloore King B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

### REFERRAL FEES:

We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the clients permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

### Viewings

Viewings are strictly by arrangement through Bloore King & Kavanagh 0121 550 4151

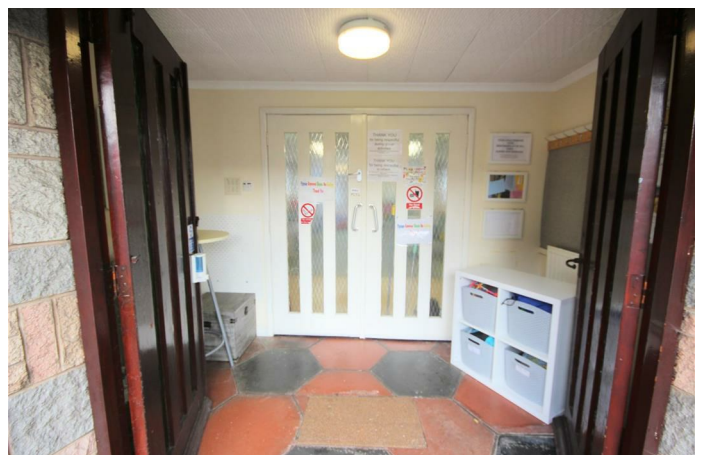
### Brochure Declaration

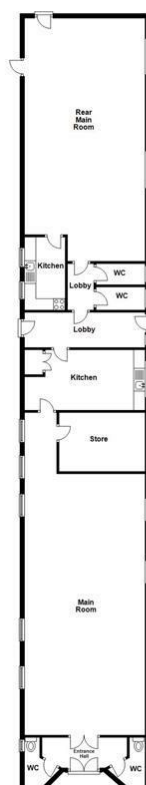
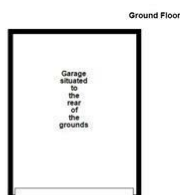
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