

## The Square, Birmingham

- Grade II Listed

Offers Over **£225,000**

- Planning Permission Granted
- Centre of Alvechurch



# The Square, Birmingham

## DESCRIPTION

A rare opportunity to acquire a Grade II listed building which has undergone significant works and has been granted full planning permission to convert to a three bedroom house comprising approximately 1249 sq.ft (116 sq.m) of accommodation. Currently for commercial use, subject to further planning, the building may be suitable for residential or commercial use, or a mixture of the two.

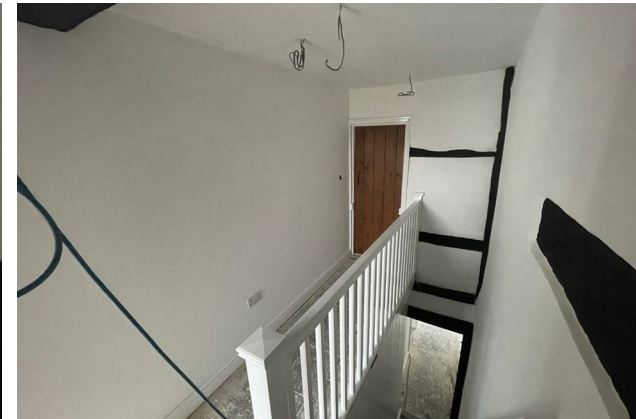
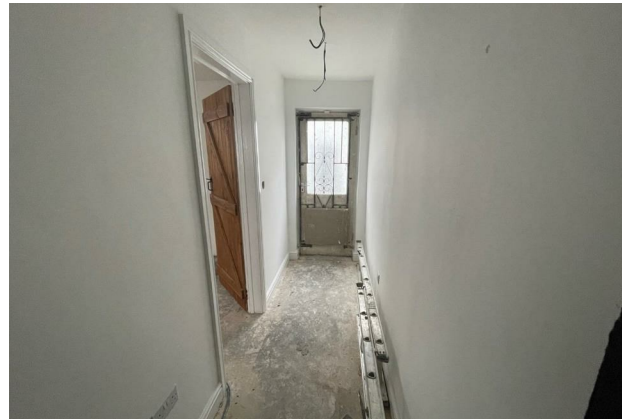
The property is currently vacant and has been stripped back to brick and replastered with a large amount of replacement services including plumbing and electrics already completed and boasts some stunning original features. It provides an excellent opportunity for redevelopment as well as investment.

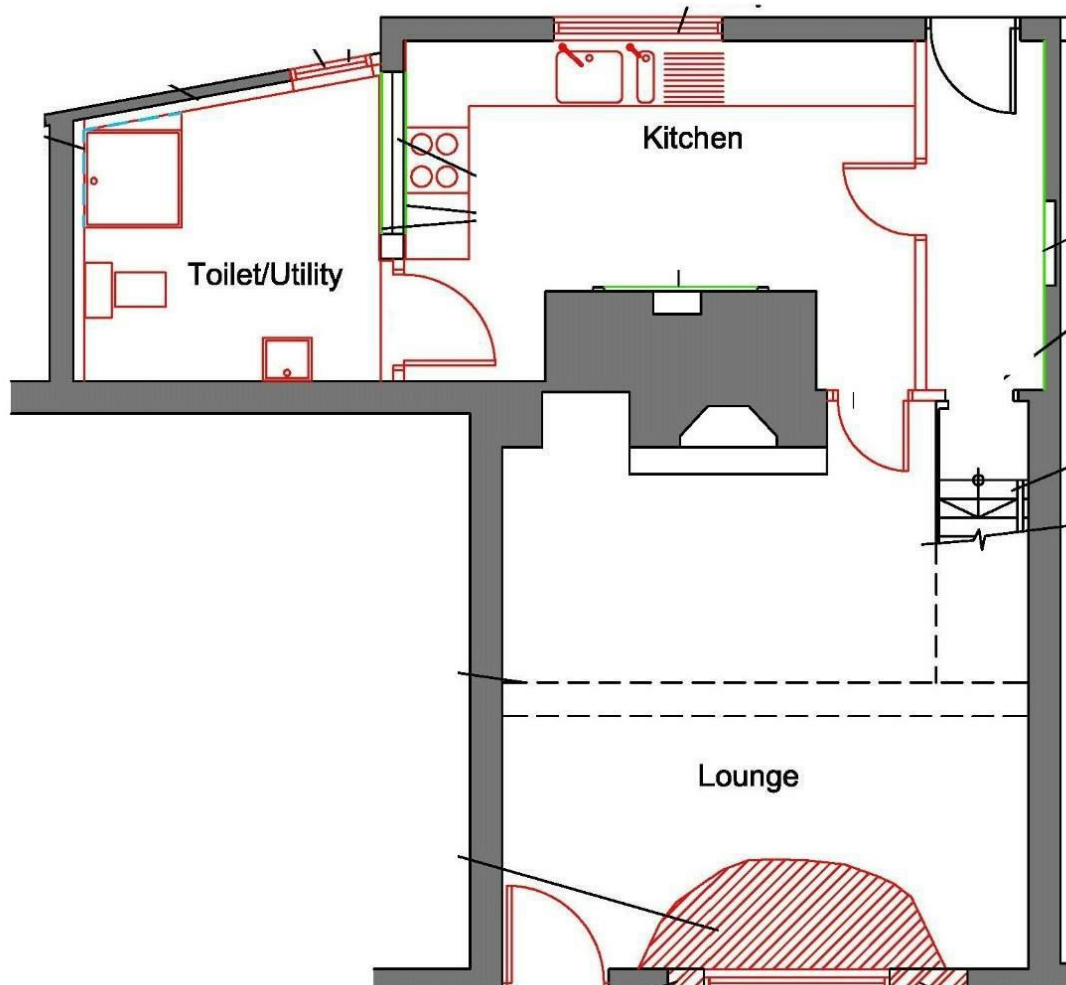
The current plans allows for a entrance hallway, good size reception room, kitchen, and bathroom/utility to the ground floor, landing, bedroom with ensuite and further double bedroom to the first floor and double ensuite bedroom to the second floor. Access to front and rear.

The property is located in The Square which is in the centre of the affluent village of Alvechurch, Worcestershire. Benefitting from a plethora of village amenities and within the catchment of several good primary and secondary schools. Within close proximity to Alvechurch Train Station which offers regular services to Birmingham and Redditch. Alvechurch is also well located in terms of road connections being just 0.9 miles from J2 of M42, 4 miles away from Redditch and 11.5 miles away from Birmingham.

The tenure is understood to be freehold and is being offered for sale by private treaty with offers invited. It is understood that mains water, electricity, gas and drainage are available for the property. This should be confirmed by your legal advisor.

The property may be inspected by prior appointment through the vendors sole selling agent, Hunters Redditch. Prospective purchasers should be aware that inspections are made entirely at their own risk and that the vendor or the agent accepts no liability.





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters North East Worcestershire Office on 0152760889 if you wish to arrange a viewing appointment for this property or require further information.

Mason House 96 Evesham Road, Redditch, B97 5ES

Tel: 0152760889 Email:

redditchsales@hunters.com <https://www.hunters.com>



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