



Connells

139a Queen Street
BURNTWOOD

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BURNTWOOD WS7 4TN

for sale offers in the region of
£275,000



Property Description

Looking for a new adventure? or just looking to expand your current business? Look no further we have a gem for you right here.

Currently a well-established Salon with good client base. This well presented and situated property is ready for its new owners. Upon entrance to the Salon, you will be greeted with a nice comfortable reception area with treatment space. Through to the rear there are a further two good sized treatment rooms, a toilet and kitchen. All treatment rooms are fully equipped and are being sold with the property as a ready to go business.

Above the Salon you have a self-contained apartment with its own entrance, large lounge, kitchen, bathroom and master bedroom. The apartment currently has the access to the rear courtyard which is a nice addition for a first-floor apartment.

The property is being sold as a whole and is a fantastic opportunity to own a fully established business with accommodation.



Apartment

Stairs To First Floor Landing

Kitchen

11' 4" x 7' 1" (3.45m x 2.16m)

Lounge

14' 4" x 13' 9" (4.37m x 4.19m)

Bedroom

12' 1" x 10' 10" (3.68m x 3.30m)

Bathroom

Salon

Front Room

11' 11" x 10' 10" (3.63m x 3.30m)

Middle Room

11' 11" x 11' 3" (3.63m x 3.43m)

Back Room

14' 2" x 8' 2" (4.32m x 2.49m)

Kitchen

10' 9" x 6' 4" (3.28m x 1.93m)

Toilet









Total floor area 97.8 m² (1,053 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LFD311974



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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