

RESIDENTIAL | FOR SALE

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1162-1166 BRISTOL ROAD SOUTH, NORTHFIELD, BIRMINGHAM, B31 2TJ

5,392 SQ FT (500.93 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Three Semi-Detached Residential Buildings
Which Have Been Converted to Provide 12 Self-
Contained Apartments.

- Price Upon Application
 - 1162, 1164 and 1166 Bristol Road South
 - 12 Self-Contained Residential Units
 - Rear Car Park May Be Suitable for Further Development (STP)
 - Scope for Further Asset Management
 - Current Gross Rental Income: £92,268 Per Annum
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DESCRIPTION

The property comprises three traditional brick-built semi-detached houses, which have been converted to provide a total of 12 self-contained residential flats.

The accommodation is arranged over ground, first and second-floor levels, with the upper-floor accommodation formed within the converted roof spaces. Each flat provides independent residential accommodation with its own kitchen and bathroom facilities.

To the rear is a substantial car park serving all three properties, with direct vehicular access from Hawksmill Lane. The car park is broadly rectangular, level and surfaced with compacted granular material.

Subject to obtaining the necessary planning permission, the rear land may offer potential for further development or alternative use.



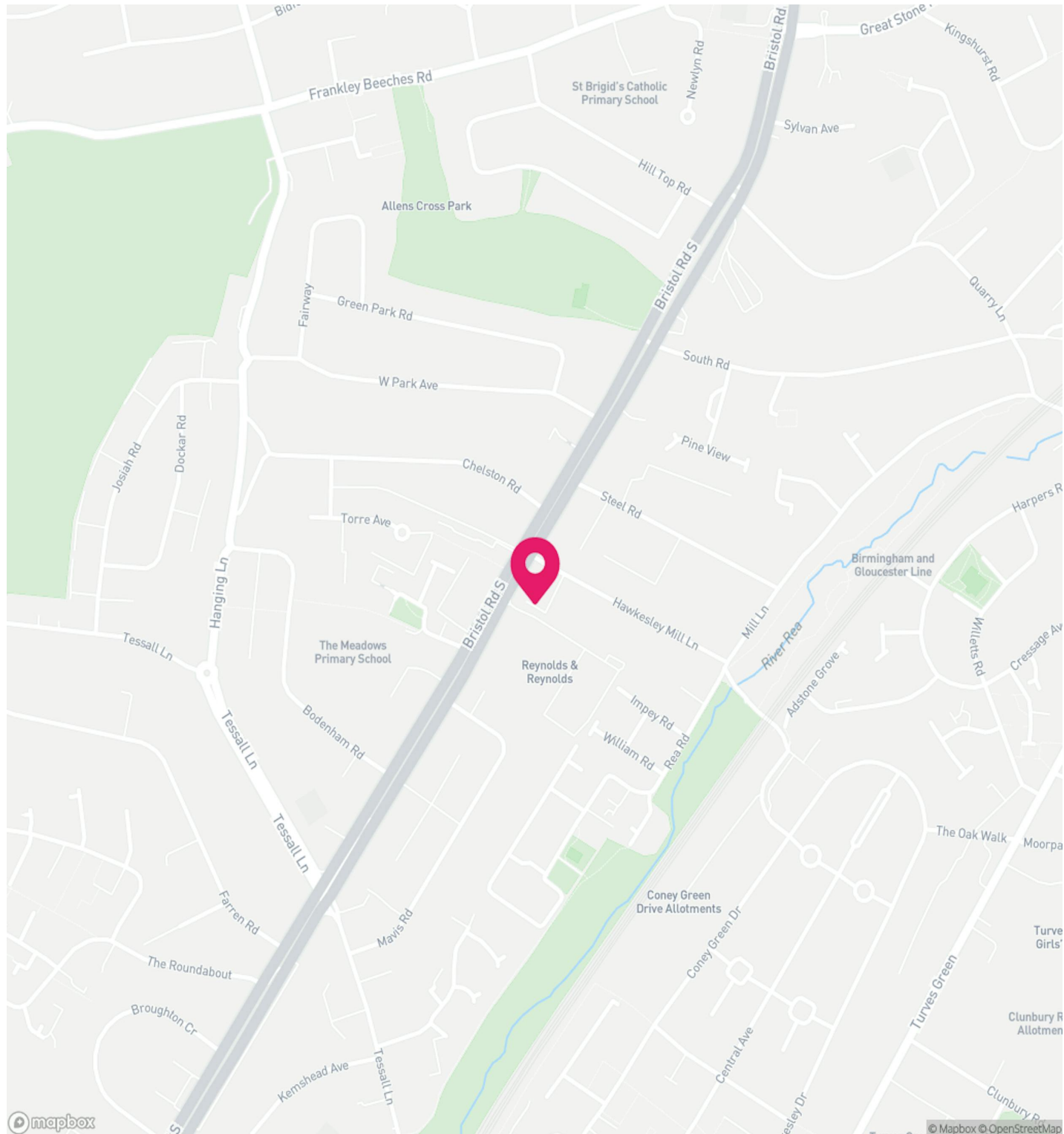
LOCATION

/// ///TIGHT.MIDDLE.DARE

The property occupies a prominent position fronting Bristol Road South in the Northfield area of south Birmingham, close to Northfield town centre and the wider Longbridge regeneration area.

Bristol Road South forms part of the A38, one of Birmingham's principal arterial routes, providing direct access north towards Birmingham city centre and south towards Longbridge, Rubery and Junction 4 of the M5 motorway.

The M5 provides convenient access to the wider regional and national motorway network, including connections with the M42, M6 and M40. The location is therefore well placed for occupiers serving Birmingham, the West Midlands and the wider national market.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

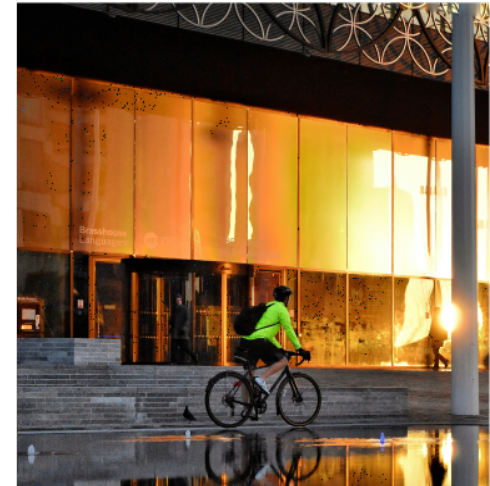
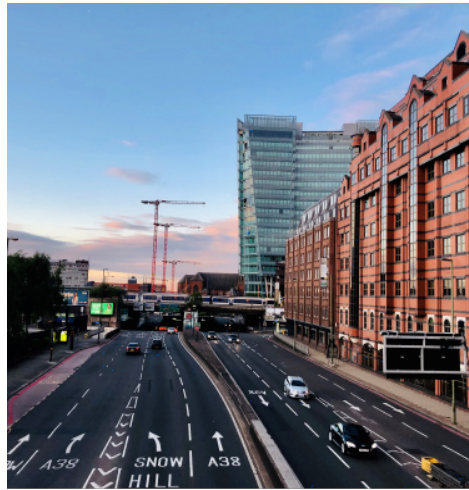
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Studio 1 - 1162 Bristol Road South	365.97	34	Let
Ground - Studio 2 - 1162 Bristol Road South	398.26	37	Let
1st - Flat 3 - 1162 Bristol Road South	495.14	46	Let
2nd - Flat 4 - 1162 Bristol Road South	462.85	43	Let
Ground - Flat 1 - 1164 Bristol Road South	462.85	43	Let
1st - Flat 2 - 1164 Bristol Road South	602.78	56	Let
2nd - Flat 3 - 1164 Bristol Road South	419.79	39	Let
Ground - Studio 4 - 1164 Bristol Road South	365.97	34	Let
Ground - Flat 1 - 1166 Bristol Road South	516.67	48	Let
1st - Flat 2 - 1166 Bristol Road South	624.31	58	Let
2nd - Studio 3 - 1166 Bristol Road South	355.21	33	Let
Ground - Studio 4 - 1166 Bristol Road South	322.92	30	Let
Total	5,392.72	501	

SERVICES

We understand that the buildings benefit from all mains services.

We recommend that interested parties carry out their own investigations as to their suitability.

EPC

EPC data can be found online at:

<https://find-energy-certificate.service.gov.uk/find-a-certificate>

TENANCY SCHEDULE

The flats are fully let on Assured Shorthold Agreements and currently total a rental of £92,268 per annum.

Tenancy schedule available upon request.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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