



73 Junction Road, Lye, Stourbridge

£185,000 Freehold

 G&T Properties Are Delighted To Offer This FANTASTIC Mixed-Use Property

Description

 G&T Properties Are Delighted To Offer This FANTASTIC Mixed-Use Opportunity, Comprising A Large Ground Floor Commercial Shop And A Spacious 3 Bedroom First Floor Flat, Offering Excellent Investment Potential Or An Ideal Live/Work Arrangement 

This versatile property presents a fantastic opportunity for investors, business owners or developers seeking a property with multiple uses and strong future potential.

 Property Breakdown & Features Include:

 Ground Floor – Commercial Shop

 Large Commercial Unit – Spacious and versatile accommodation suitable for a variety of business uses (STPP)

 Prominent Shop Front – Offering excellent visibility and exposure

 Off-Road Parking – Convenient parking available for customers

 Excellent Opportunity For Owner Occupiers Or Investors

 Lots Of Potential To Further Enhance Or Adapt The Space To Suit Individual Requirements

 First Floor – 3 Bedroom Flat

 Private Residential Accommodation Located Above The Commercial Premises



- 🏠 Open-Plan Living Room/Kitchen – A Spacious And Modern Layout Offering Comfortable Everyday Living
- 👁️ Well-Proportioned Kitchen Area Open To The Living Space
- 🛏️ Master Bedroom – Large Double Bedroom
- 🛏️ Bedroom Two – Large Double Bedroom
- 🛏️ Bedroom Three – Large Single Bedroom
- 🛁 Family Bathroom – Well Presented And Complete With A Bathtub

★ Additional Highlights:

- 💰 Mixed-Use Investment Opportunity
- 🏗️ Scope For Further Development Or Enhancement (STPP)
- 📈 Strong Potential For Commercial And Residential Income
- 🔑 Suitable For Investors, Business Owners Or Owner-Occupiers
- 🚗 Valuable Off-Road Customer Parking
- 🔍 Excellent Opportunity To Acquire A Versatile Property With Significant Potential

🔗 A Rare Opportunity To Purchase A Spacious Commercial Premises Combined With A Generous 3 Bedroom Flat, Offering Flexibility, Income Potential And Long-Term Growth Prospects.

*** DO YOU HAVE A PROPERTY TO SELL? ***

** Call today on 01384 261 997 for your FREE Valuation! **

We Will Sell Your Home For A FIXED FEE Of Only £999!
Why Pay More For The Same Buyer???

1- Money Laundering Regulations - Intending Purchasers Will Be Asked To Produce Identification And Financial Documentation At Any Offer Acceptance Stage And Prior To The Property Being Marked SSTC.

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 The Measurements Before Committing To Any Expense.

4- G&T Properties Has Not Tested Any Apparatus, Equipment, Fixtures, Fittings Or Services And It Is The Buyers Interests To Check The Working Condition Of Any Appliances.

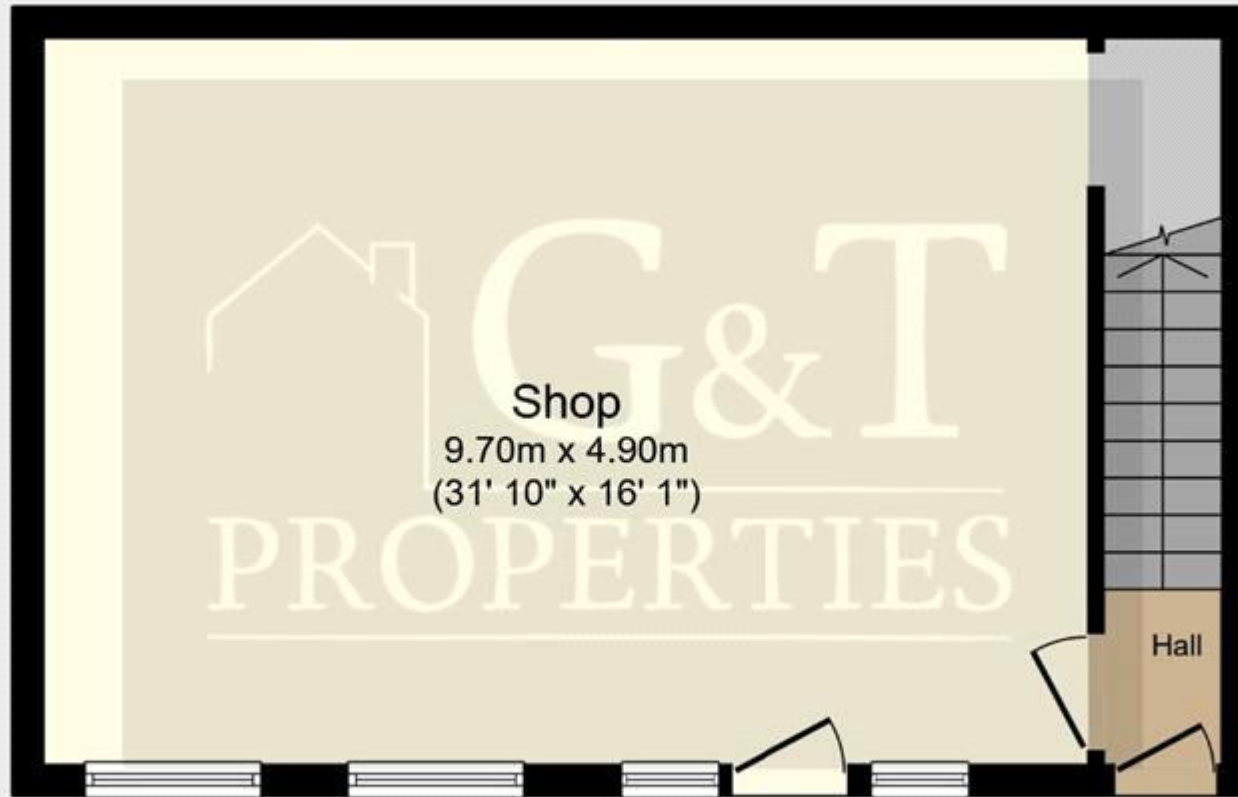
5- G&T Properties Has Not Sought To Verify The Legal Title Of The Property And The Buyers Must Obtain Verification From Their Solicitor.

Tenure: Freehold

Tenure

Freehold

J and J Newsmarket, 73 Junction Road, DY9 7NN



Floor Plan

Total floor area: 39.0 sq.m. (420 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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





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