

Walsall - 7 Watling Street, Brownhills WS8 6JR
Freehold Vacant Children`s Care Home Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £650,000
- Vacant possession
- ERV: £50,000 p.a. GIY: 7.69%
- VAT is NOT applicable to this property
- Comprises 5-bedroom residential dwelling
- Planning submitted on 15th August 2025 for change of use to Children`s Care Home (C2) for up to 4 children with 1 staff room
- Currently used as a private residence and refurbished/maintained to a very high standard
- Property benefits from solar panel system installed
- Benefits from large drive at front with EV charging station and suitable for up to 6/7 cars
- Large garden at rear with separate outbuilding suitable for office or staff accommodation
- Situated on main arterial route, within close proximity to M6 and Brownhills High Street.



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Property Description:

Comprises semi-detached 5-bedroom residential house. The property benefits from large drive at front with EV charging and suitable for up to 6/7 cars. The property includes large garden at rear with benefit of vehicular access and separate outbuilding suitable for office or staff accommodation. The property has been used as a private residence and refurbished to a high standard including floor heating, built-in wardrobes, double glazing and more, providing the following accommodation and dimensions:

Ground Floor: 108 sq m (1,162 sq ft)

Reception, kitchen, living room, dining room, 2 bedrooms with shared bathroom, wc, garage

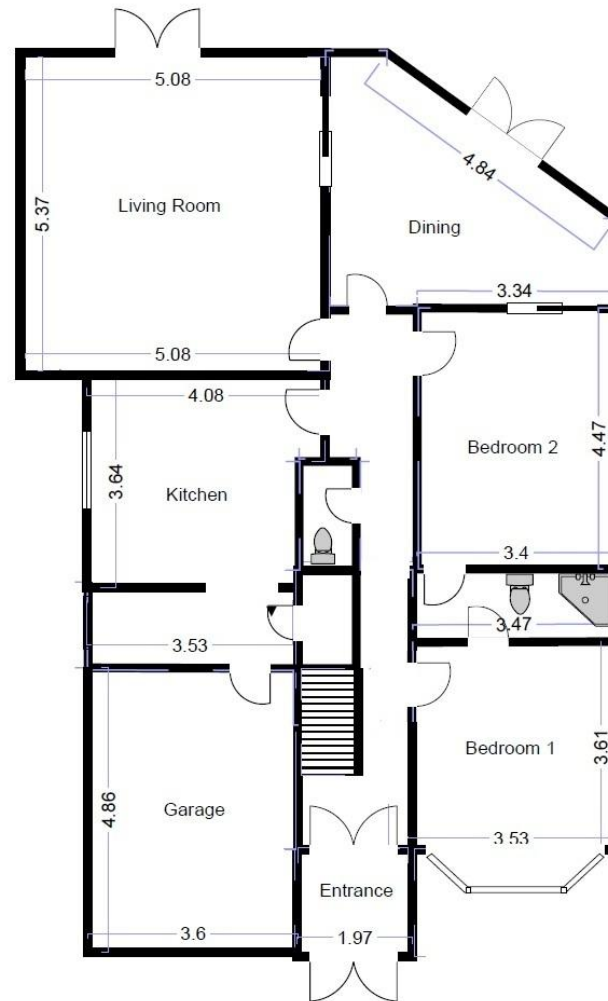
First Floor: 67 sq m (721 sq ft)

3 bedrooms with en-suite

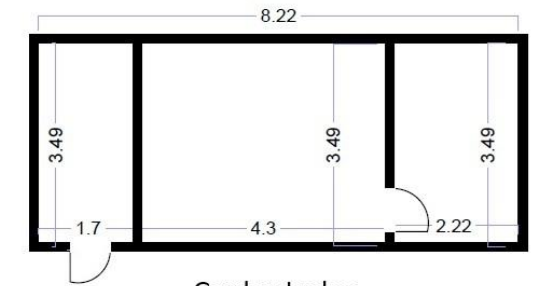
Outbuilding: 29 sq m (312 sq ft)

Large open plan with office room, separate storage

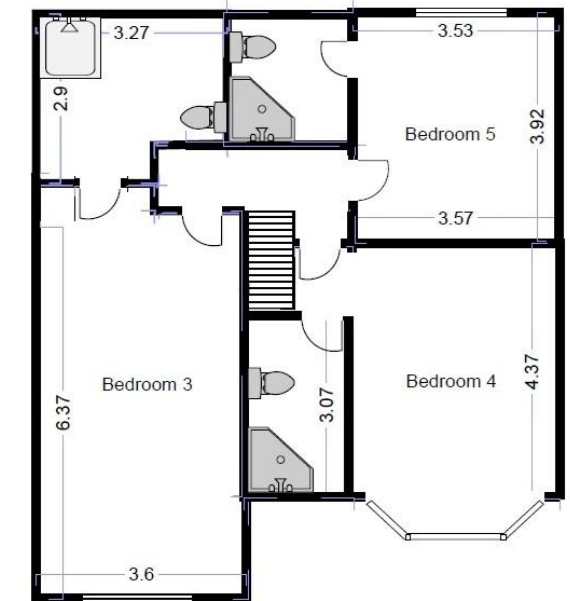
Total GIA: 204 sq m (2,195 sq ft)



Ground Floor

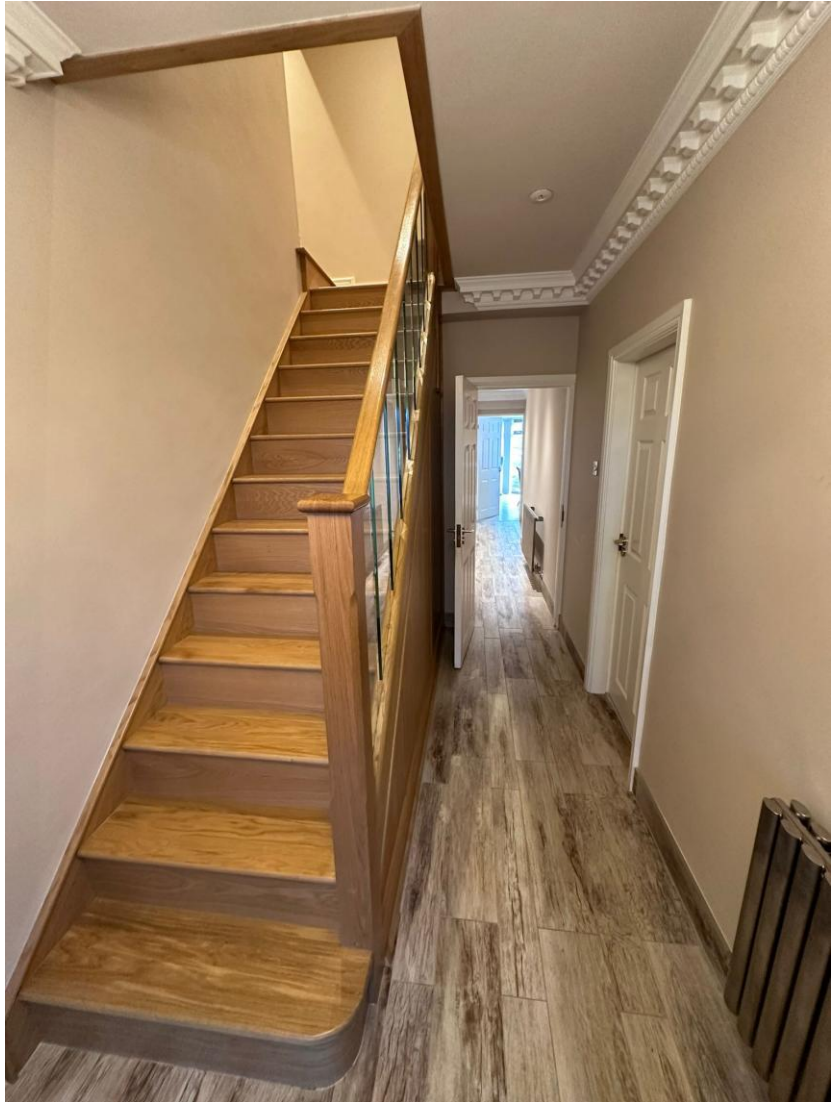


Garden Lodge



First Floor

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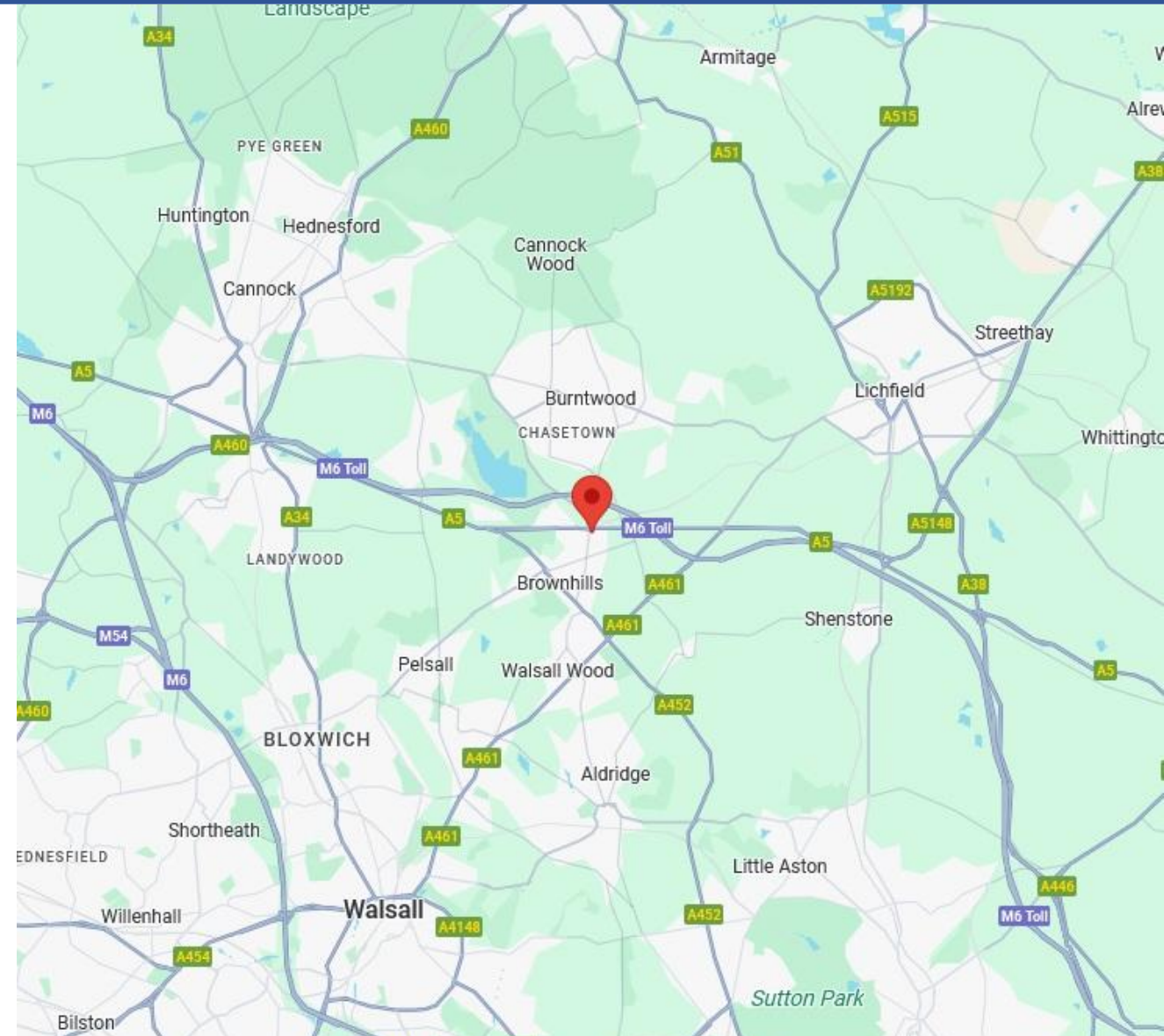
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Location:

Brownhills is located 5 miles north-east of Walsall and 12 miles north of Birmingham city centre. The town is served by the A452 and A461 roads which provide access to the M6 motorway via Walsall (Junctions 8, 9 and 10) and to the A5 dual carriageway. The property is situated on main arterial route, within close proximity to M6 and Brownhills High Street. Retail occupiers on Brownhills High Street includes Tesco Superstore, Subway, McDonalds, B&M, Card Factory and more.



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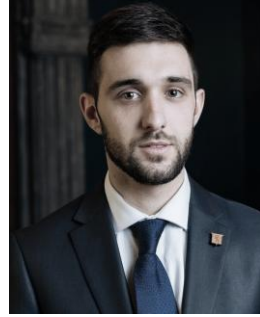
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Contacts:

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