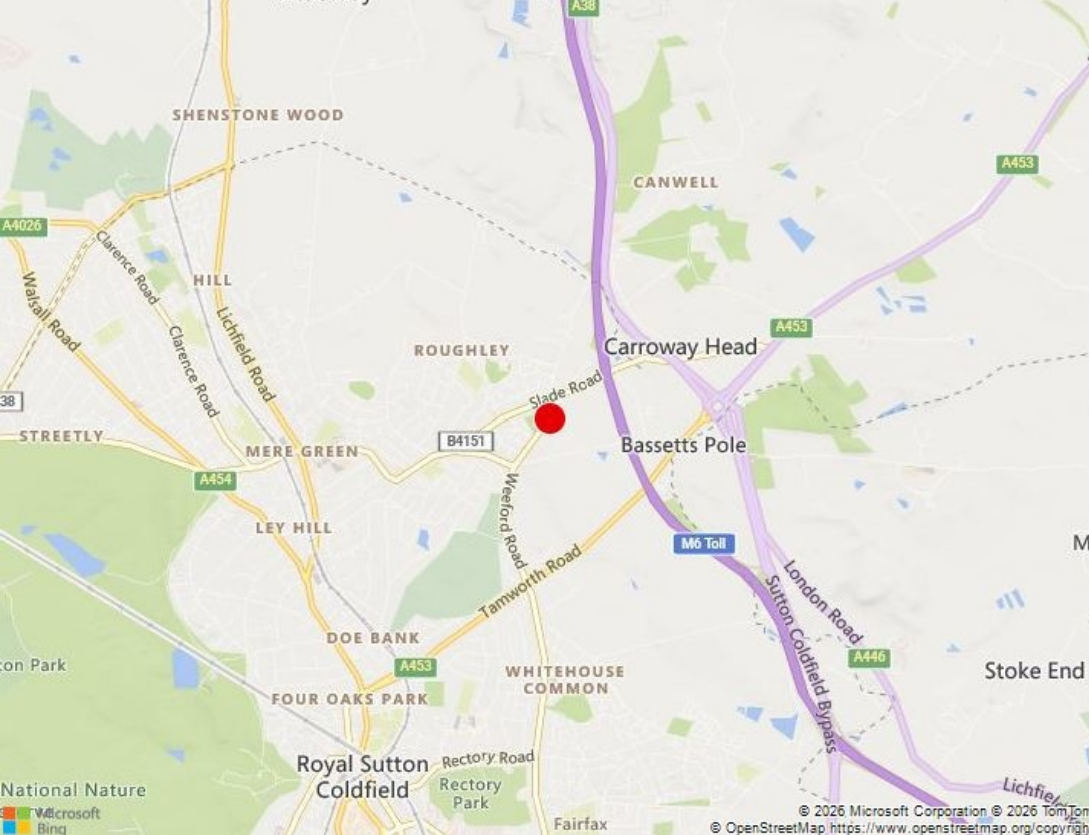


FREEHOLD PREMISES FOR SALE

The School House, Weeford Road, Sutton Coldfield, West Midlands, B75 5RL

1,730 SqFt (160.72 SqM) | Offers around £650,000





KEY FEATURES

- Historic former school building
- Considered suitable for commercial or residential uses (STP)
- Parking
- Close to Mere Green and major transport links
- Virtual Tour - [click here](#)

LOCATION

The School House is located on Weeford Road, close to its junction with Slade Road, within a predominantly residential area on the outskirts of Sutton Coldfield and close to the affluent suburb of Mere Green. The property is within a short drive of Four Oaks Railways Station providing access to Bham City Centre and Lichfield and the A38 at Bassett Pole providing access to M6 Toll, M42 and A5.

DESCRIPTION

The premises were built in the late 1800's and comprises an original school hall with vaulted ceiling and adjoins the main two storey property providing entrance hall, off which leads two reception rooms, kitchen, garden room, utility and WC. Two further first floor rooms, one of which has been partitioned together with separate bathroom.

Externally, gated access with parking off Weeford Road with lawned areas to the front and rear, both of which provide potential for additional parking. Further parking spaces can be allocated adjacent to Chase Farm Shop and Cafe - full details on request.

Area	SqFt	SqM
Ground Floor (Main Building)	637	59.18
Hall and Lobby entrance	692	64.29
First Floor (Main Building)	401	37.25
Total Floor Area	1,730	160.72

The School House, Weeford Road, Sutton Coldfield, West Midlands B75 5RL



TERMS

Freehold with Vacant Possession.

ASKING PRICE

Offers around £650,000

PLANNING / POTENTIAL USES

The premises are considered suitable for commercial uses and would ideally suit a professional office, children's nursery or possible leisure uses or conversion back to residential either as an impressive single dwelling or apartments, subject to planning.

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Current Council Tax band E.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction, although an undertaking to cover the sellers legal costs in the event that the purchaser withdraws once a sale is agreed and solicitors instructed will be required.

VAT

All figures quoted are exclusive of VAT which we understand will be payable.

VIEWING

Strictly by prior appointment, please contact:



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk

or via Joint Agent, Quantrills on 0121 354 9229

Contact: David Stead

DDI: 0121 354 9229

E: das@quantrills.co.uk

The School House, Weeford Road, Sutton Coldfield, West Midlands B75 5RL



0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.