

Birmingham - 106 Stonor Road, Hall Green B28 0QS
Freehold Children`s Care Home Investment



BLUE ALPINE

PROPERTY CONSULTANTS



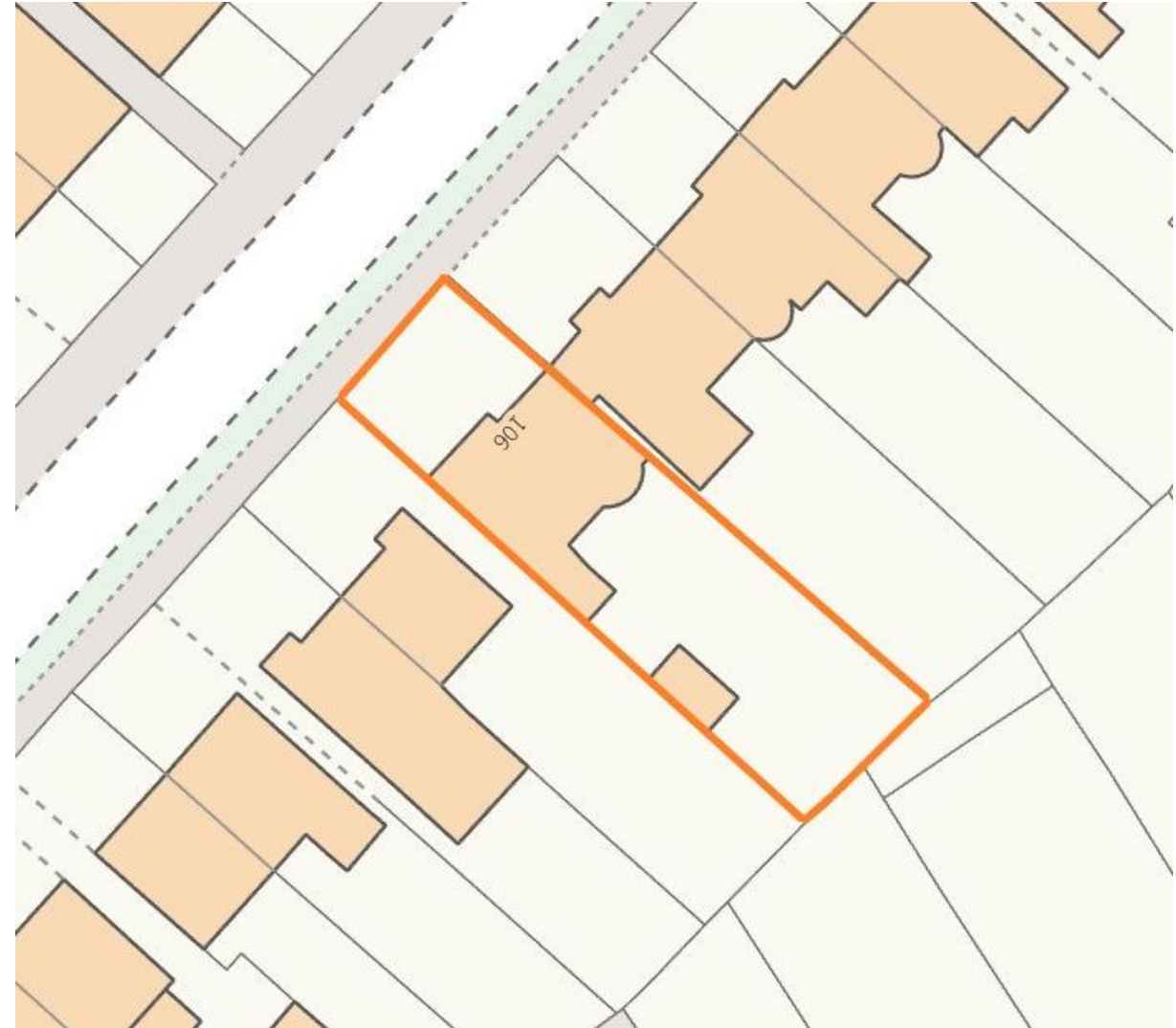
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Investment Consideration:

- Purchase Price: £550,000
- Vacant possession
- ERV: £50,000 p.a. GIY: 9.09%
- VAT is NOT applicable to this property
- Comprises 3-bedroom house, licensed as a 2-bedroom children's care home
- Property benefits from large driveway and a large garden at rear
- Situated within 1.3 miles from Yardley Wood Train Station (20 min walk)
- Retail occupiers within walking distance include Tesco Superstore, Premier Inn, Papa John's Pizza, Pharmacy, Takeaway's and more.



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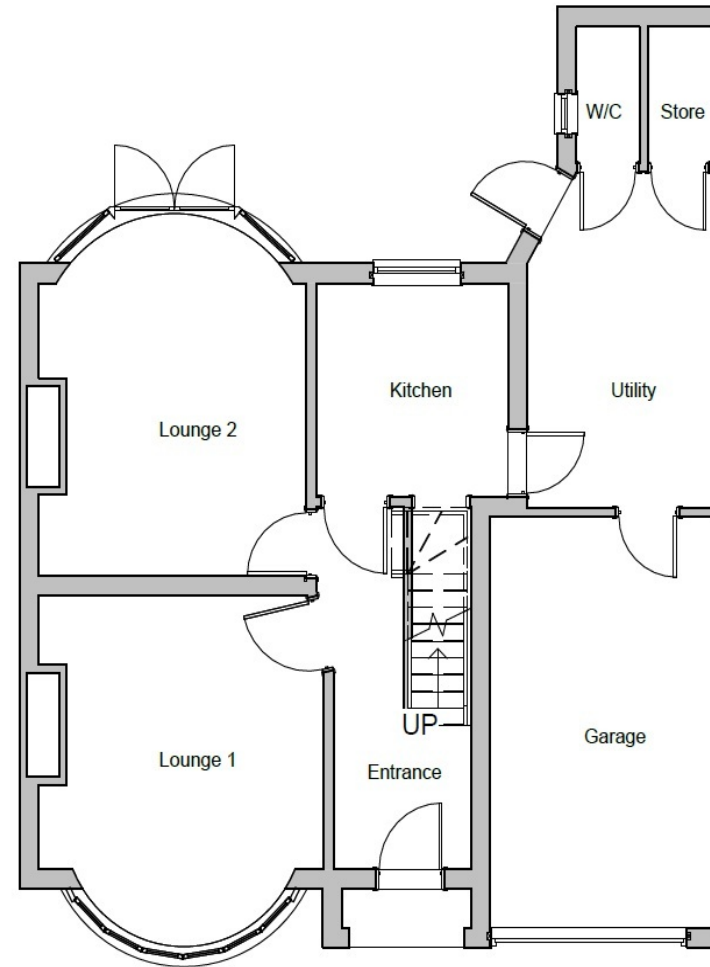
Property Description:

The property comprises two-storey house with planning for children's care home, arranged as a ground floor kitchen, lounge, dining, staff room and a garage, with 2 bedrooms, office and bathroom at first floor, providing the following accommodation and dimensions:

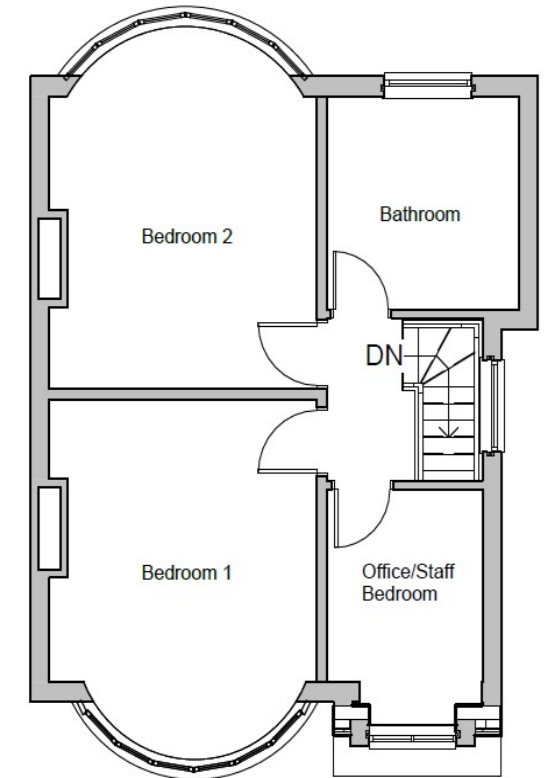
Ground Floor: Kitchen, lounge, dining, staff room, garage and wc

First Floor: 2 bedrooms, office, bathroom

Total GIA: 85 sq m (915 sq ft)



Ground Floor



First Floor

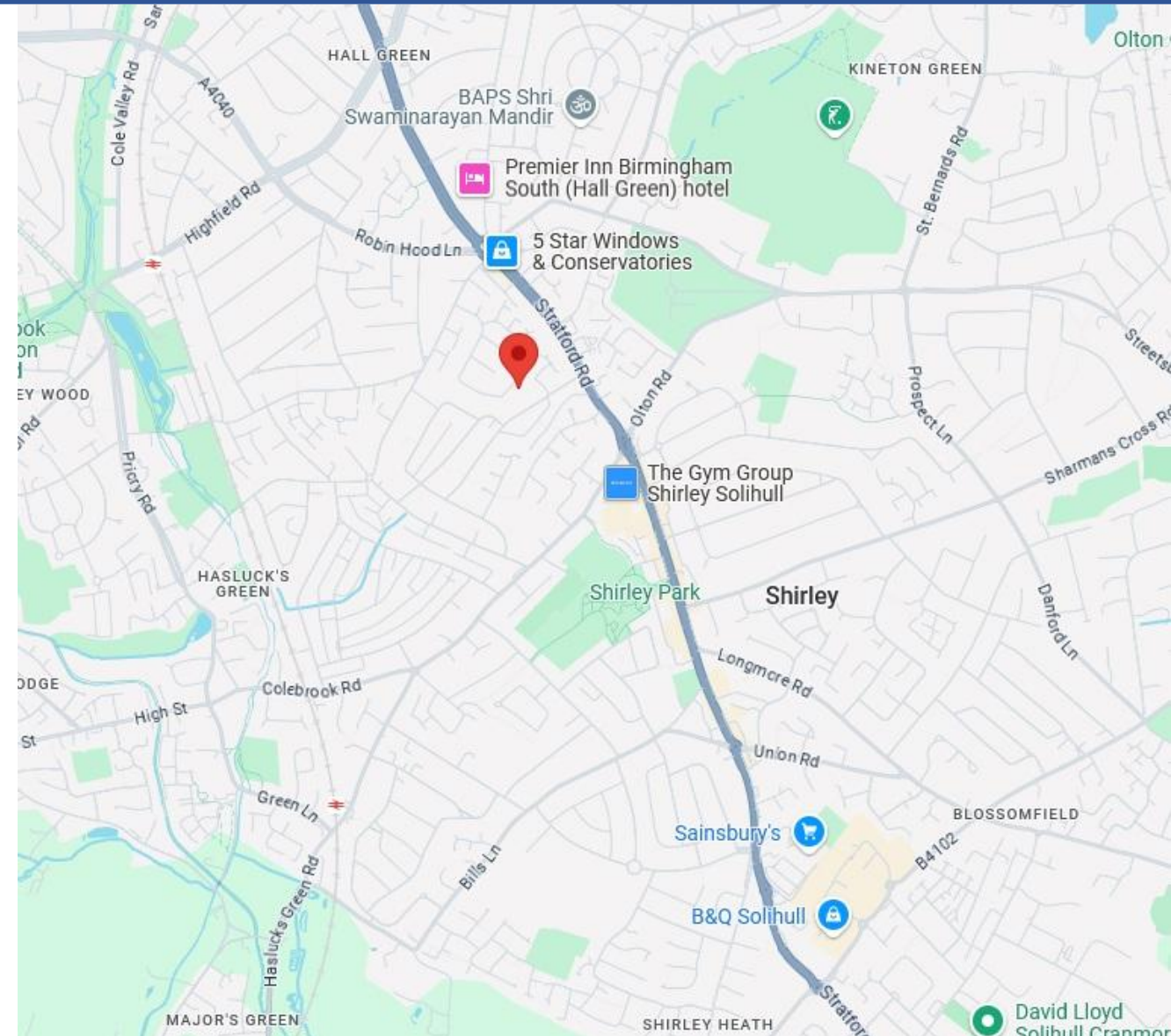
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Location:

The property is located Hall Green is an area in southeast Birmingham, England. It is also a council constituency, managed by its own district committee. Historically it lay within the county of Worcestershire. Yardley Wood Station is approximately 1.3 miles from the property, while A435 and A34 provide easy access into Birmingham City Centre. Local shops are available in the immediate vicinity, with the further and more extensive facilities of Birmingham city centre being accessible approximately 3 miles to the north-west. Retail occupiers within walking distance include Tesco Superstore, Premier Inn, Papa John's Pizza Pharmacy, Takeaway's and more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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