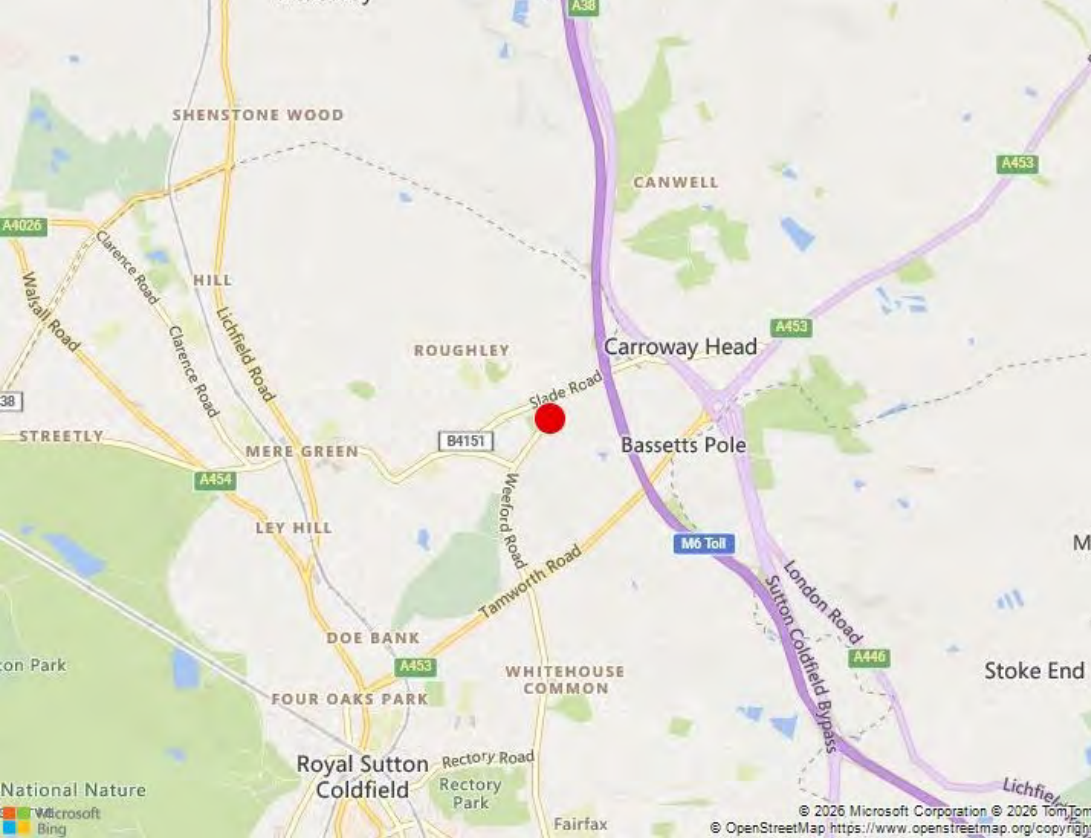


# FREEHOLD PREMISES FOR SALE

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

1,730 SqFt (160.72 SqM) | Guide Price - Offers around £850,000





## 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 Basset 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
<b>Total Floor Area</b>	<b>1,730</b>	<b>160.72</b>

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## TERMS

Freehold with Vacant Possession.

## ASKING PRICE

Guide Price - Offers around £850,000

## PLANNING / POTENTIAL USES

The premises are considered suitable for commercial uses and would ideally suit a professional office, childrens 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 on the purchase price.

## VIEWING

Strictly by prior appointment, please contact:



**David Hemming MRICS**

**DDI: 0121 362 1530**

**Mob: 07841 234160**

**E: [david.hemming@burleybrowne.co.uk](mailto:david.hemming@burleybrowne.co.uk)**

or via joint agent, Quantrills on 0121 354 9229

Contact: David Stead

E: [das@quantrills.co.uk](mailto:das@quantrills.co.uk)

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



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