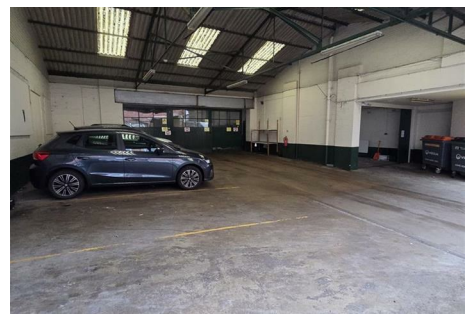


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## Three Shires Oak Road Bearwood Smethwick B67 5BT

- Freehold
- Mixed use building
- First floor residential
- Bus route
- Secure parking
- Class E use
- Ground and lower ground floor commercial
- Prominent position
- Garaging
- Lift servicing ground and lower ground floors

By Auction £750,000

# Three Shires Oak Road

Bearwood Smethwick B67 5BT



For sale with Class E use is this freehold end of terrace ground and lower ground commercial unit with lift and three separate first floor residential properties with garaging for multiple vehicles and secure off street parking accessed via a covered driveway on Three Shires Oak Road in Bearwood, Smethwick.

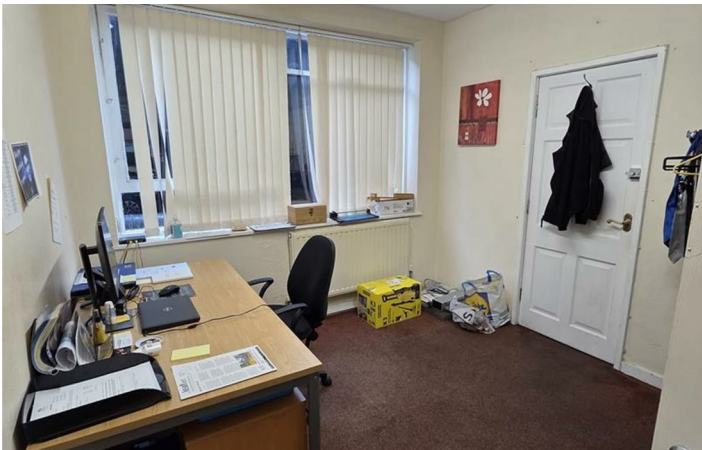
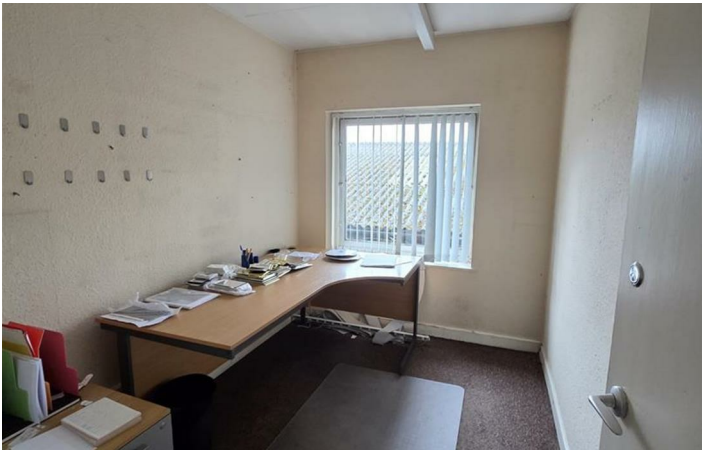
The property occupies a prominent position adjacent to St Gregory's Church in an established parade of mixed use shops between Lightwoods Road and Wattis Road a busy stretch and bus route of the B4182 in the heart of Bearwood.

Formerly a Funeral Directors the ground floor is currently arranged as offices with a lift serving the lower ground floor only storage, boiler room and parking whilst to the first floor there a three self-contained residential properties, a floor plan will be made available shortly showing the exact dimensions of these rooms.

The A1 business use class was replaced by Class E in 2020 which was part of a wider update to the Business Use Classes Order in England and now incorporates a range of former use classes including A1 (shops) A2 (financial and professional services) A3 (restaurants and cafes) and B1 (business).



[Directions](#)





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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