



Slade Road, Erdington B23 7RH
Offers In The Region Of £274,950

midland
residential



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Midland Residential are pleased to bring to market an excellent opportunity to acquire this mixed-use split-level property located in a busy shopping parade on Slade Road, offering lots of future potential, subject to planning. Having mixed use, with a commercial shop located at the front of the building (currently occupied and tenanted selling mobile phone accessories shop). The flat offers a separate entrance leading through to a split-level flat, spread over three levels, consisting of: on the ground floor, a kitchen diner, bathroom and bedroom; with stairs leading to the first floor, offering two bedrooms, bathroom and an additional kitchen; with stairs leading from the landing to an attic floor, providing a good-sized bedroom. At the rear, a small garden for tenant use, with a block-built garage/workshop with access through a rear shared entrance via St Thomas Road. Sold as seen, with tenants in situ, benefiting from an annual rental income of £15,000 combined. Early viewings are essential and strictly by appointment only, and it is priced for a fast sale. Cash buyers preferred.

- Commercial & Residential
- Ground Floor Shop
- Four Bedroom Flat
- Two Bathrooms
- Two Kitchens
- Rear Unit/Garage
- Electric Heating
- Double Glazed (WS)
- Quick Sale Sought
- EPC: Commercial E Rating & Residential F Rating

Description

Approach

Being located on a busy road, providing easy access to the shop and flat at the fore.

Commercial Shop

4.362 x 3.406 (14'3" x 11'2")
Commercial property selling phone accessories, vinyl flooring, internet cafe set up, suspended commercial ceiling with ceiling lighting, electric meter being located in the shared adjoining hallway.

Flat Entrance Hallway

Having tiled flooring, electric heater, stairs to the first floor, ground floor store room, electric fuse board, ceiling light point, doors leading thereof

Bedroom 1 (Ground Floor)

4.021 x 3.520 (13'2" x 11'6")
Having a fitted carpet, electric heater, UPVC double glazed window to the rear, ceiling light point

Kitchen (Ground Floor)

3.67 x 2.94 (in to bay) (12'0" x 9'7" (in to bay))
Having a fitted carpet, kendal hob and oven, selection of wall and base units with door fronts, laminate work surface, inset stainless steel sink with mixer tap over, UPVC three sided window to the side evaluation, smoke alarm, ceiling light point, door leading to the toilet

Bathroom (Ground Floor)

1.75 x 2.53 (5'8" x 8'3")
Having tiled flooring, close coupled WC, wash hand basin with mixer tap over and splash back wall tiles with pedestal below, electric heater, mirror fronted medicine cabinet, fitted half cupboards units, bath tub with hot and cold tap mixer tap over, part tiled splash back wall covering, water tank, UPVC double glazed obscure window to side evaluation, door, extractor fan, ceiling light point, door leading to the rear

Stairs and Landing

Having a wooden stair case, wooden handrail, UPVC double glazed window to the side evaluation

Landing

Having laminate flooring, electric heater, smoke alarm, ceiling light point, doors leading thereof

Bedroom 2 (First Floor)

3.74 x 4.57 (12'3" x 14'11")
Having laminate flooring, electric heater, UPVC double glazed window to the fore, door leading to store room, ceiling light point

Bedroom 3 (First Floor)

4.05 x 2.74 (13'3" x 8'11")
Having laminate flooring, electric heater, UPVC double glazed window to the rear, ceiling light point

Kitchen (Second Floor)

2.96 x 2.57 (9'8" x 8'5")
Having laminate flooring, selection of wall and base units with door fronts, laminate work surface with splash back wall tiles, inset stainless steel sink with mixer tap over and splash back wall tiles, UPVC double glazed window to the side evaluation, smoke alarm, ceiling light point

Bathroom (Second Floor)

2.55 x 1.65 (8'4" x 5'4")
Having tiled flooring, close coupled WC, wash hand basin with mixer tap with splash back wall tiles and pedestal below, bath tub with mixer tap over, electric Triton shower, splashback wall titles, UPVC double glazed obscure window to the side evaluation, ceiling light point

Stairs Leading to Attic Room

Having a fitted carpet, wood handrail

Bedroom 4 (Attic)

6.12 x 4.54 (widest point) (20'0" x 14'10" (widest point))
Having laminate flooring, electric heater, UPVC double glazed window to fore, eve's storage, ceiling light point

Rear Garage/Unit

Being accessible from a shared drive, being block built, with wooden doors, and a shared pathway.

Material Information

Ask Agent









Floor Plans



Property Particulars. These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations 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. This property is being handled by **Midland Residential**. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by **Midland Residential**. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

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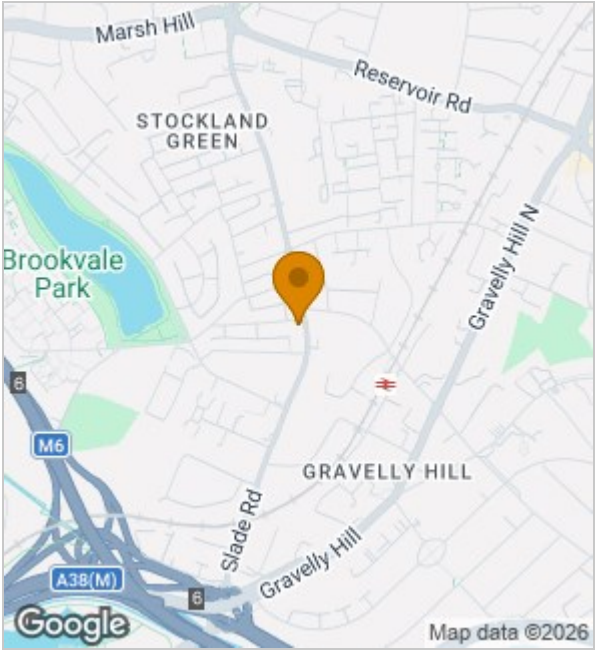
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Tenure. We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

Anti Money Laundering Regulations. In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A **non-refundable fee of £55.00 per person** is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

£274,950

Area Map



Energy Performance Graph

