

AP MORGAN



**Stratford Road, Hall Green**  
Asking Price £375,000



**Features:**

- • Offer in excess of £375,000
- • Prominent location off the Stratford Road, Hall Green
- • Retail shop Premises
- • Workshop, with separate access
- • 2 Bedroom apartment
- • Planning consent granted for further extension to rear of building
- • Front Parking for Vehicles

**Description:**

Situated on the bustling Stratford Road is this well-presented commercial unit with the added benefit of a spacious self-contained two-bedroom flat. Offering excellent flexibility for both business and residential use, the property is ideal for owner-occupiers or investors alike.

The property is located off the main Stratford Road in a prominent position of Hall Green, Birmingham, close to Shirley retail area. It comprises a mid-terraced office/shop building of traditional masonry construction, surmounted with a pitched tiled roof. It has a two storey, two bed apartment, with separate rear access. A further workshop is located to the rear with separate access and driveway. Planning consent has also been granted to extend the rear workshop (2021/08319/PA)

Internally, the property offers predominantly cellular office space across both the ground and first floors, creating a well-structured and functional working environment.

Ground Floor: The layout includes a front Shop area, an office & a storage room.

Access to rear

Ground floor access into apartment where the kitchen is located. Stairs leading to first floor. The first floor provides well-appointed Lounge, Bathroom and a bedroom. There is a further staircase leading to the second-floor bedroom.

The property benefits from emulsion-coated walls, carpeted flooring and kitchen and WC facilities.

Two car parking spaces are provided to the front.

**Location**

1349 Stratford Road, Hall Green, benefits from a prominent position along the A34, a major arterial route connecting Birmingham and Stratford-Upon-Avon.

The location offers excellent connectivity and public transport links. The property is conveniently located near to junction 4 of the M42 motorway which provides access to the wider motorway network.





The M42 motorway provides access to Birmingham International Airport and Train Station and the National Exhibition Centre (NEC).

Solihull Town Centre is located approximately 2.5 miles east of the location and Hall Green approximately 3 miles north.

#### Services

We understand that the building has the benefit of all mains services.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

#### Legal Costs

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

#### Energy Performance Certificate

Available upon request from the agent.

#### Viewing

Strictly via the sole agent AP Morgan.

#### Details:

**Shop Floor** 28'7" x 14'2" (8.7m x 4.32m) Both Max

**Office** 17'1" x 8'7" (5.2m x 2.62m) Both Max

**Workshop** 32'11" x 10' (10.03m x 3.05m) Both Max

#### WC

**Kitchen** 10' x 9'9" (3.05m x 2.97m)

**Bedroom 2** 15'9" x 7'10" (4.8m x 2.4m)

**Living Room** 15'9" x 11'10" (4.8m x 3.6m)

**Bathroom** 9' x 6'7" (2.74m x 2m)

#### Hallway

**Bedroom 1** 23'7" x 19'6" (7.2m x 5.94m) Both Max

#### EPC Rating: D

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

Need a mortgage?

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Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

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