

Birmingham

26 Green Road,
Hall Green,
West Midlands
B28 8DD

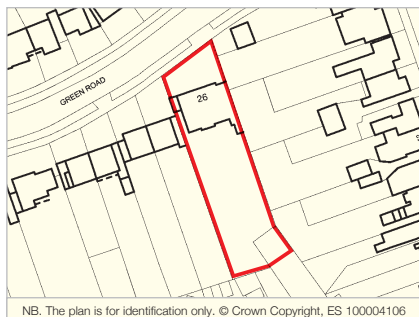
- A Freehold Detached Building extending (GIA) to Approximately 185.45 sq m (1,996 sq ft)
- Off-Street Car Parking to the Front and a Rear Garden
- Occupying a Site extending to Approximately 0.126 Hectares (0.311 Acres)
- Planning Application submitted for Change of Use from Residential Care Home (Use Class C2) to Private Dwelling (Use Class C3) – Decision pending

Vacant Possession

ON THE INSTRUCTIONS OF
NHS PROPERTY SERVICES



Property Services



To View

The property will be open for viewing every Monday and Wednesday before the Auction between 12.00 noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: MW)

Seller's Solicitor

Messrs Bevan Brittan (Ref: R. Harrison).
Tel: 0117 918 8500.
Email: nhspsauctions@bevanbrittan.com

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is located on the south side of Green Road (A441), to the west of its junction with Southam Road. 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. Rail services run from Hall Green Station, and the nearby A34 provides access into the city centre and towards the M42 Motorway. The open spaces of Swanhurst Park are close by, as are both Moseley and Robin Hood Golf Clubs.

Description

The property comprises a detached dormer bungalow arranged over ground and attic floors beneath a part pitched, part flat roof. The property benefits from off-street parking to the front and a rear garden. The property occupies a roughly rectangular, broadly level site extending to approximately 0.126 hectares (0.311 acres).

Accommodation

Ground Floor – Reception/Dining Room, Four Bedrooms, Kitchen, Two Bathrooms.

Attic Floor – Bedroom with En-Suite Bathroom

Gross Internal Area Approximately 185.45 sq m (1,996 sq ft)

Site Area Approximately 0.126 Hectares (0.311 Acres)

Planning

Local Planning Authority: Birmingham City Council.

Tel: 0121 303 1115.

A planning application (Ref: 2019/00917/PA) has been submitted for 'Change of use from residential care home (use Class C2) to private dwelling (use Class C3)'. A decision is pending.

VAT

VAT is NOT applicable on this lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.