

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Manor Park Road, Castle Bromwich, Birmingham, B36 0DJ

Offers Over £350,000





## Offers Over £350,000

### Manor Park Road, Castle Bromwich, Birmingham, B36 0DJ

- Popular Foot Flow Area
- Double Fronted Shop Front
- Downstairs Kitchen Area
- Downstairs Bathroom (Unfinished)
- Main Shop Area
- Open Space Garden Area
- Workshop to the Rear
- Two Bedroom Self Contained Flat Upstairs

## EPC Rating

Current:

Potential:

## Council tax band

Band =

\*\*\* COMMERCIAL PROPERTY \* GOOD FOOT FLOW \* PRIME LOCATION \* FIRST FLOOR FLAT \*\*\*

The commercial property is situated in a popular good location in Castle Bromwich. The property consists of a front office area, rear open area, and a workshop to the rear. There is also an entrance hallway, kitchen area and (unfinished) shower room area. To the first floor there is a landing area, TWO BEDROOMS, kitchen area, and a shower area.

Please call to arrange a viewing 0121 748 7272

### Approach

The shop front is accessed directly from Manor Park Road's public footpath. The front shop is currently fitted out and used as a party shop supplier. The rear workshop is currently used as a trophy supplier. The shop is double fronted, and has double glazed windows either side of the double glazed door allowing access into the main shop area.

### Main Shop Area

26'5" max x 18'10" max 8'7" min (8.05m max x 5.74m max 2.62m min)

Spotlights to the ceiling area, three radiators, opening to the ground floor inner hallway area, and a set of double glazed French doors with matching height double glazed windows to either side leading to:-

### Inner Open Area

This area is in-between the main shop area and the workshop area, it benefits from artificial lawn to the floor area, double outside electrical socket, and an outside tap. Double glazed French doors to the rear with matching height double glazed windows either side allowing access to:-

### Workshop

16'6" x 18'1" max 14'4" min (5.03m x 5.51m max 4.37m min)

High level double glazed windows to the rear, and a fire door also to the rear into the rear communal driveway area. A radiator, base units with a work surface over to one wall, and further matching base units situated back to back creating a central island area with work surfaces over.

### Inner Hallway

11' x 6'5" (3.35m x 1.96m)

Accessed via the main shop area either via the front opening or the internal side door. Under stairs storage area, radiator and a further door to the rear leading into:-

### Kitchen

9'11" x 9'5" (3.02m x 2.87m)

Range of white high gloss effect wall mounted and floor standing base units, with wine racks incorporated within the wall units. Work surfaces over incorporating a sink and drainer unit with a mixer tap over, partly tiled black high gloss effect brick design tiling. Spotlights inset to the ceiling

area, radiator, and a further door to the rear leading to:-

Shower/Bathroom/Utility

8' x 5'11" (2.44m x 1.80m)

N.B:- THIS IS AN UNFINISHED ROOM CURRENTLY . Plumbing is there ready for a bath, shower, sink, and radiator. The walls are plastered, tiling to the floor area, and a double glazed window to the side. Spotlights inset to the ceiling and a hole to the wall ready for an extractor fan to be fitted.

FIRST FLOOR FLAT AREA (32A Manor Park Road)

Hallway/Landing

17'5" x 6'8" max (5.31m x 2.03m max)

Loft access via the enlarged hatch area with a pull down ladder leading to the boarded loft space which has the benefit of lights, and houses the boiler.

Lounge

14'5" x 10'9" (4.39m x 3.28m)

Double glazed window to the front, radiator, and a wooden style fire surround with a coal effect electric fire inset.

Kitchen

9'4" x 6'8" (2.84m x 2.03m)

Range of wall mounted and floor standing base unis with a wine rack incorporated and work surfaces over incorporating a stainless steel Belfast sink with a glass effect drainer over. Appliances built in consist of an under

unit double oven with an electric Induction hob over. White effect brick design partly tiled walls, and two double glazed windows to the rear.

Bedroom One

12'5" x 11'1" (3.78m x 3.38m)

Double glazed window to the rear, radiator, and fitted wardrobes to one wall with four sliding access doors.

Bedroom Two

11'6" x 8'1" (3.51m x 2.46m)

Double glazed window to the front, radiator, and a door allowing access to:-

Shower Room

8'2" x 3'4" (2.49m x 1.02m)

Shower cubicle housing a boiler fed rainfall shower head with a further detachable shower head inset and a wash hand basin inset to a vanity unit providing storage below. Tiling to the walls with a mirror over the wash hand basin area and wood effect flooring. There is a further door directly off the flats hallway/landing area

WC

4'9" x 2'6" (1.45m x 0.76m)

Suite comprised of a low flush WC and a wash hand basin inset to a vanity unit providing storage below. Spotlights inset to the ceiling, wood effect flooring, and a double glazed window to the side.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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