



Sanderson  
Weatherall

**FOR SALE FREEHOLD**

Offers in excess of £325,000



**339 Pershore Road Birmingham B5 7RY**

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#### Location

339 Pershore Road is located near to the Pershore Road junction with Priory Road and Edgbaston Road, within the popular Birmingham suburb of Edgbaston, which is approximately two miles south of Birmingham city centre. Pershore Road (A441) is one of the main arterial routes to Birmingham city centre. The property can be located using the postcode B5 7RY.

#### Description

339 Pershore Road is currently configured as a seven bedroom two-storey detached freehold residential property of rendered brick and predominantly pitched roof construction, with a rear flat roof extension.

Internally the property is in need of refurbishment. The ground floor is arranged to provide kitchen, lounge/ diner, hall, two bedrooms and shower room. The ground floor bedrooms could be configured to offer further reception rooms. The first floor consists of five bedrooms along with a family bathroom and separate WC. The bedrooms each benefit from having their own sink.

Externally there is a large rear garden and tarmacadamed parking area to the front. The property sits on approximately 0.075 ha (0.19 acres).

The property extends to a gross internal area of approximately 2,111 sq ft (196.13 sq m).

#### Services

We understand that all mains services are available at the property.

#### Price

Unconditional offers for the freehold interest, are invited in excess of **£325,000**, subject to contract.

Vacant possession will be provided upon completion.

Applicants should not be reliant upon the sale of another property to fund their purchase.

**Best and Final Offers are invited, to be received in writing before 12 noon on Friday 28th September 2018**

#### Assessment

The property is rated for Council Tax as band F.

#### Legal Fees

Each party will be responsible for their own legal and professional costs in connection with this transaction

#### Energy Performance

The EPC rating is band E, with a score of 42 points. A copy of the EPC is available upon request.

#### Planning

The property benefits from permission to be used as a residential dwelling under use class C3.

The property has most recently been used as sheltered accommodation and may be suitable for alternative uses, subject to planning permission.

## 339 Pershore Road Birmingham



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#### Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6<sup>th</sup> floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

September 2018



Viewing is strictly by appointment with the sole agents:

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