

# Cottons

CHARTERED SURVEYORS

18 Booths Farm Road, Great Barr,  
Birmingham, B42 2NH

Offers in the Region of  
£290,000



- Extended Retail Premises
- Two Storey Extension to Rear
- Potential for Variety of Uses
- Off Road Parking
- Close to Motorway Links
- EPC Rating: E

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
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A substantially extended end terraced property of brick construction surmounted by a tiled roof and set back from the road behind a forecourt allowing for off road parking for numerous vehicles. The property has been substantially extended incorporating a two-storey extension to the rear and single storey extension to the front. The property has previously been used as a pet store and has the potential for a variety of uses all interested parties must satisfy themselves in full with any proposals they may have with Birmingham City Council. The property is located on Booths Farm Road close to the junction with Perry Wood Road and is also found off the Walsall Road (A34) which provide direct access to both Birmingham City

## Property Tenure

Freehold

## Fixtures and Fittings

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

## ACCOMMODATION

### Ground Floor

Main Retail Area (9.45m x 4.34m)

Room 1: (4.12m x 2.00m)

Room 2: (3.37m x 2.52m)

Room 3: (5.25m x 3.13m)

Room 4: (4.43m x 5.7m)

Inner Lobby, Stairs.

### First Floor

Room 1: (4.09m x 3.00m)

Room 2: (3.10m x 2.74m)

Room 3: (4.46m x 3.15m)

Bathroom with no fitments (1.69m x 2.36m)

Separate WC

Room 4: (accessed via external staircase: (4.43m x 5.67m).

### Outside

Front: Forecourt providing off road parking.

Rear: Yard Area, Fish Pond and Bird Aviaries x 8.



Cottons is a trading name name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales. Registered No OC360837. Registered Office 361 Hagley Road, Edgbaston, Birmingham B17 8DL.

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