

409 Bearwood Road, Bearwood,  
Smethwick, B66 4DJ

Offers in the Region Of  
**£449,900**



- Three Storey Detached Office Building on Plot Circa. 0.14 Acres
- GIA Circa. 290sq m (3,120sq ft)
- Rear Parking Area
- EPC Rating: E(110)
- 12 Rooms over Three Storeys
- Lapsed Permission for Land at Rear for Erection of Two Semi Detached Houses

A DETACHED THREE STOREY office building on a PLOT CIRCA 0.14 ACRES within a mixed residential/commercial location within BEARWOOD. Offering scope for redevelopment (subject to appropriate planning consents) with the site previously having planning at the land to the rear (now lapsed) for the erection to the two semi-detached dwellings (Planning Application No DC/06/465453 - Sandwell Metropolitan Borough Council).

Main Office Building built with 12 rooms over three storeys with W.C. facilities with Gross Internal Area circa. 290sq m (3,120sq ft).

#### Property Tenure

Freehold

#### Location

The property is situated on the corner of Bearwood Road (A4030) and Belmont Road in a mixed residential and commercial location, situated on the outskirts of the main shopping parade on Bearwood Road, circa. 3.7 miles from Birmingham City Centre.

#### Description

A three storey detached building of traditional brick construction with tiled pitch roof.

Most recently used as solicitor offices.

The building is situated on a plot circa. 0.14 acres.

#### Accommodation

##### Ground Floor

Entrance Lobby, Hallway, Five Rooms, kitchen, side hallway, W.Cs.

##### First Floor

Stairs and landing, five rooms, W.C.

##### Second Floor

Stairs and landing, two rooms and store area.

#### Outside

With spacious rear parking area.

#### Planning

Planning was previously granted by Sandwell Metropolitan Borough Council on the 6th September 2020 for the erection of the land to the rear of two semi-detached dwellings (Planning Application Number DC/06/46543).

This planning has now lapsed. Prospective buyers are advised to make their own investigations with the local authority over potential use for the existing building and site.

#### Rateable Value

For the period 1st April 2017 to present - £13,000.



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## 409 Bearwood Road

Approximate Gross Internal Area (Excluding Void)  
289.8 sq m / 3119 sq ft

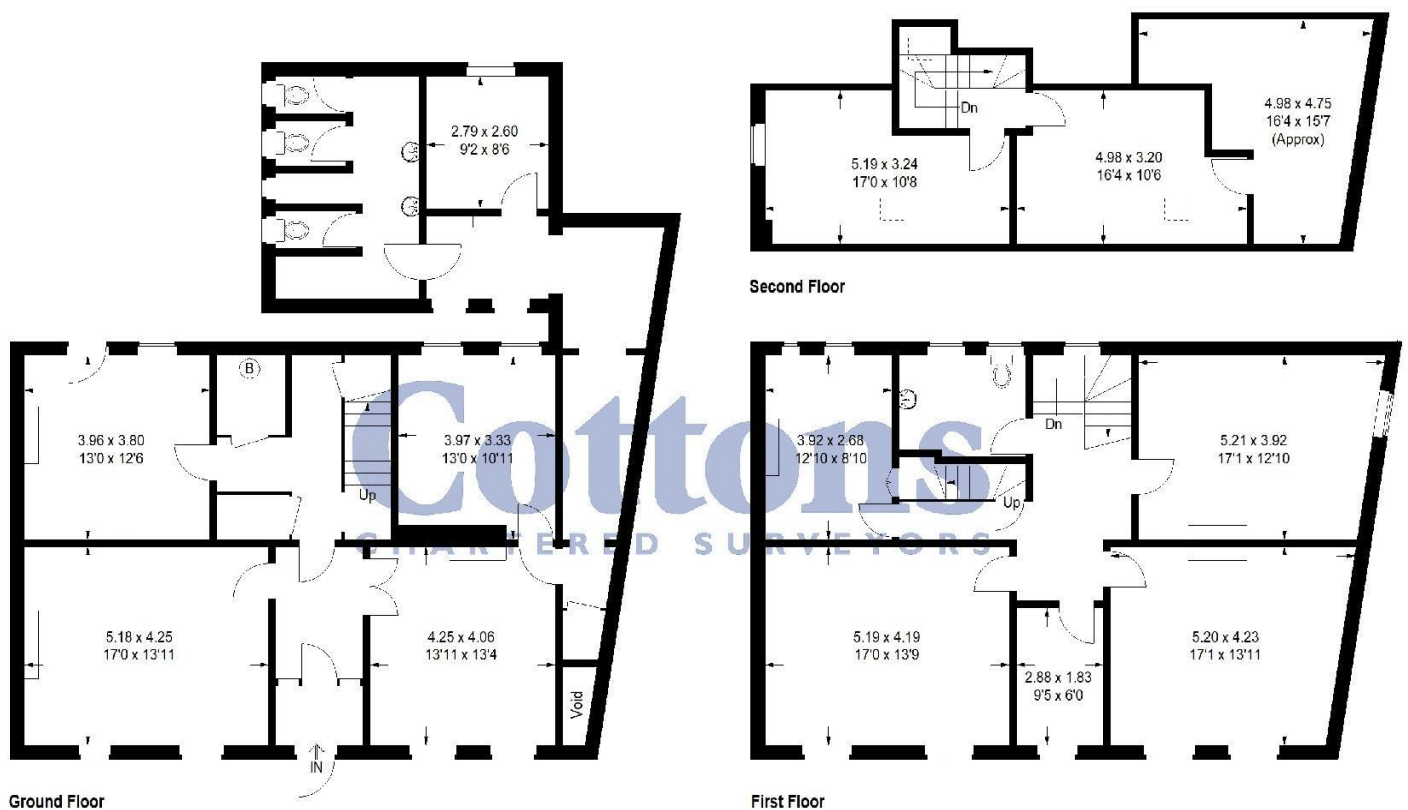


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