

2 Oxford Road, Acocks Green, B27 6DT

Price Guide **£299,950**

- Substantial and Well Maintained Mixed Use Property
- Prime Location
- Spacious Ground Floor with Hair/Beauty Salon
- Two Large Self-Contained Apartments
- Huge Potential For Further Development (STPP)
- Energy Efficiency Rating - TBA

0121 709 3300

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Bartley's are proud to offer for sale a marvellous opportunity to acquire a substantial mixed use Freehold character property which offers genuine value that consists of a spacious ground floor hair & beauty salon including fittings and two first floor self contained apartments with scope for further enlargement/development (STPP).

APPROACH

Set back from the road and incorporating forecourt parking area with space for up to four vehicles, access to the integral garage.

GROUND FLOOR

Single front door leading to:

BUSINESS ACCOMMODATION

16' 0" (4.88M) X 14' 6" (4.42M) APPROX

Salon reception area with doors off to washroom/wc facilities, internal passageway leading to boiler cupboard/store room, access to rear service yard and garden area, archway access to:

MAIN SALON

23' 6" (7.16M) X 14' 6" (4.42M)

Comprising mirrored styling stations, washing station and drying facilities, access to:

BEAUTY TREATMENT ROOM

19' 0" (5.79M) X 15' 0" (4.57M)

Fully fitted and equipped beauty treatment room.

KITCHEN AREA

9' 0" (2.74M) X 7' 8" (2.34M)

GENERAL STORE ROOM

11' 0" (3.35M) X 5' 3" (1.6M) APPROX

Having fitted shelving.

FIRST FLOOR

Accessed via stair case and having private entrance leading to:

APARTMENT ONE:

LOUNGE

17' 5" (5.31M) X 13' 6" (4.11M)

Window to rear aspect and overlooking garden area.

KITCHEN

13' 6" (4.11M) X 8' 2" (2.49M)

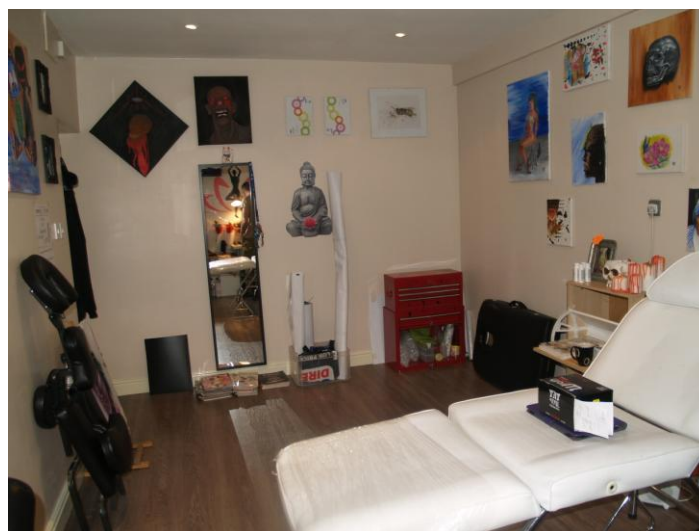
Window to front aspect, fitted wall and base units with work surface over, stainless steel sink unit, space for washing machine and tumble dryer, space for fridge/freezer.

BEDROOM

12' 0" (3.66M) X 10' 4" (3.15M)

SHOWER ROOM

Wash hand basin, enclosed shower cubicle, low level flush wc.



APARTMENT TWO:
L-SHAPED LOUNGE
17' 4" (5.28M) X 16' 0" (4.88M) INTO BAY
Bay window to front aspect.

KITCHEN
13' 0" (3.96M) X 8' 6" (2.59M)

Window to rear aspect overlooking garden area, fitted wall nad base units with work surface over, stainless steel sink unit, space for washing machine, space for fridge/freezer.

SHOWER ROOM

Wash hand basin, enclosed shower cubicle, low level flush wc.

Stairs from Apartment Two lead to loft conversion consisting of:

BEDROOM
16' 0" (4.88M) X 10' 10" (3.3M)

Window to front aspect and further Velux style rooflight.

The property benefits from gas central heating, partial double glazing, and alarm system.

OUTSIDE – REAR

Well maintained service yard, further lawned garden areas, two brick built outbuildings.

NOTE

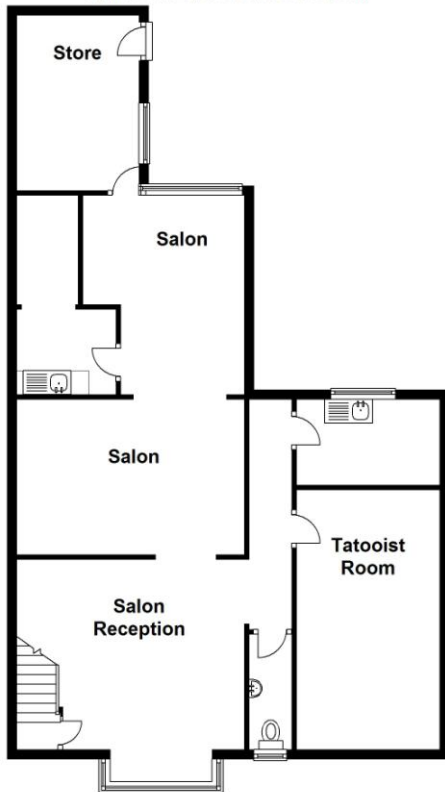
Current Rental income from Salon is £10,000 per annum.

Previous rental income: Apartments 1 and 2 - £10,800 per annum.



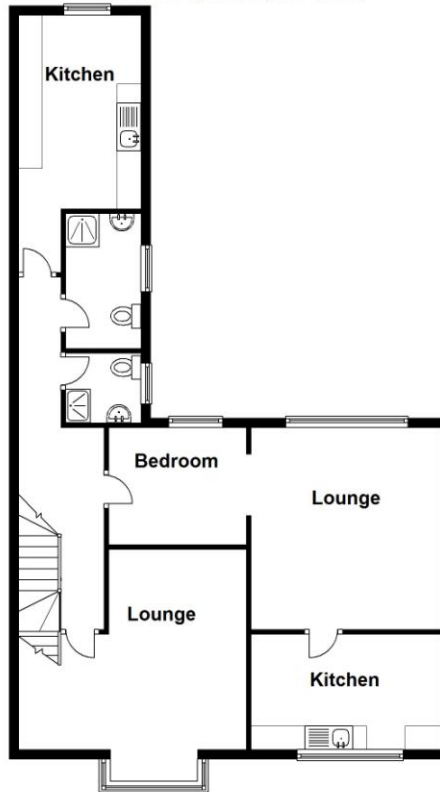
Ground Floor

Approx. 95.5 sq. metres (1028.2 sq. feet)



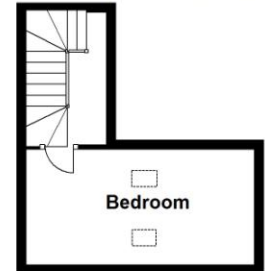
First Floor

Approx. 82.3 sq. metres (885.4 sq. feet)



Second Floor

Approx. 16.3 sq. metres (175.6 sq. feet)



Total area: approx. 194.1 sq. metres (2089.2 sq. feet)



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