



JOHNSON FELLOWS

CHARTERED SURVEYORS

FOR SALE

**Olton Grange  
84 Warwick Road  
Olton  
Solihull  
West Midlands  
B92 7JJ**

- Freehold for sale.
- Restrictive covenants are in place, including use for elderly care only.
- On a plot of circa 0.29 acres.
- Gross External Area of building circa 8,954 sq ft.



Tel: 0121 643 9337 Fax: 0121 643 6407

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### LOCATION

The property sits on the western side of Warwick Road at its junction with Warwick Grove. Olton is a mainly residential suburb situated a couple of miles north of Solihull town centre, and approximately 6 miles south east of Birmingham city centre.

The subject property is within a predominately residential area where there are a number of converted houses, care homes and some purpose built offices along this part of the Warwick Road. It is easily accessible by road, and by rail from the nearby Olton railway station.

### DESCRIPTION

The property comprises a four storey (basement, ground, first and second floor) Victorian property of brick construction underneath a pitched tiled roof. A later two storey extension has been added to the side and there is a single storey annexe to the rear.

The property has most recently been used as a residential care facility. Generally speaking, there are reception rooms on the ground floor with the upper floor rooms having been mainly used as bedrooms. There is a lift serving the main property.

The property is set on a corner plot with a tarmac car parking area to the front, and some garden area to the rear.

### ACCOMMODATION

The Gross External Area (GEA), as measured from a 1:50 scale floor plan, is as set out below (all interested parties should verify the floor area):

Basement;	Not measured
Ground Floor;	4,408 sq ft
First Floor;	2,791 sq ft
Second Floor;	1,755 sq ft
<b>Total GEA;</b>	<b>8,954 sq ft excluding the basement</b>

According to Promap, the plot comprises 12,614 sq ft or thereabouts, equating to circa 0.29 of an acre.

### COUNCIL TAX BAND

The council tax band is G.

### FREEHOLD

The freehold interest is available. There are restrictive covenants in place, including a restrictive covenant for it to be used as elderly care only.

### PRICE

On application to the selling agent Johnson Fellows, and all negotiations are subject to contract.



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## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.

## VAT

It is understood that the property is not registered for VAT.

## ANTI-MONEY LAUNDERING

A prospective purchaser will need to supply proof of identity and source of funds, as might be necessary.

## VIEWINGS

By prior appointment with Johnson Fellows and at least 3 working days notice will be required.

## CONTACT

Mark Fitzpatrick

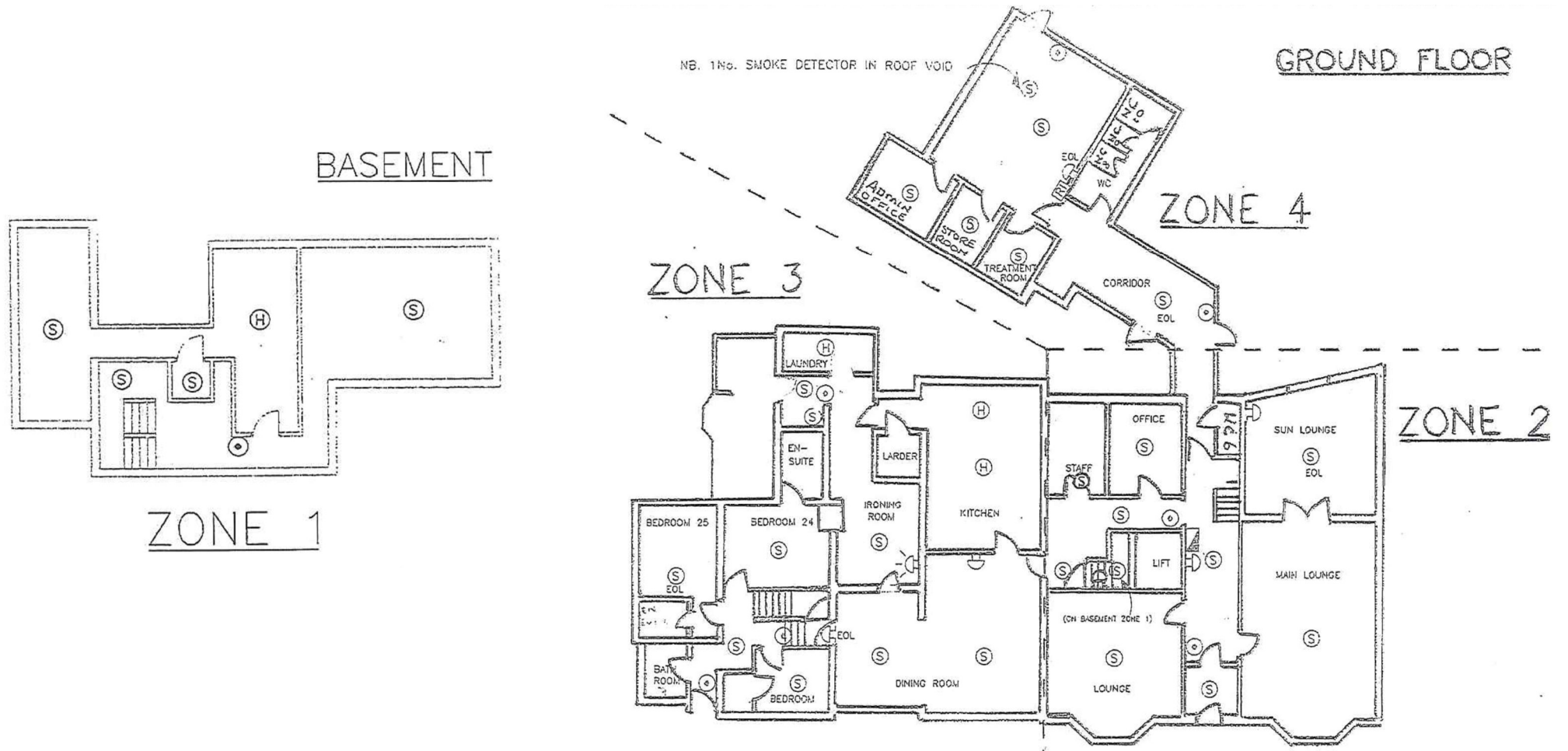
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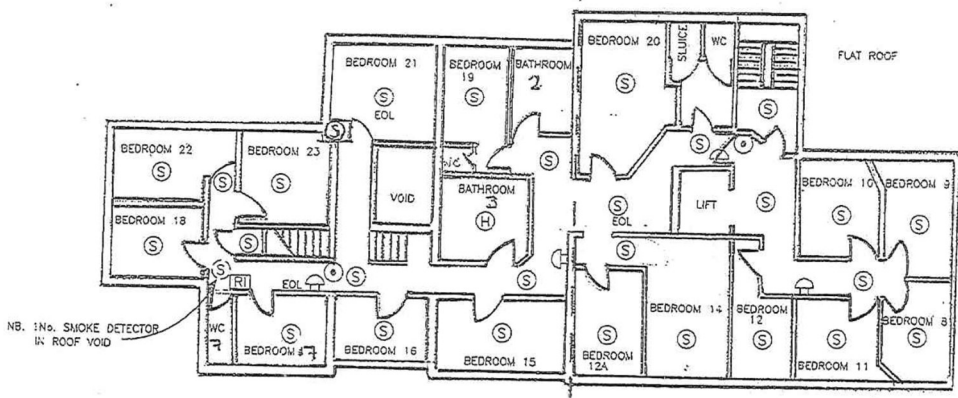
FOR SALE

FIRST FLOOR

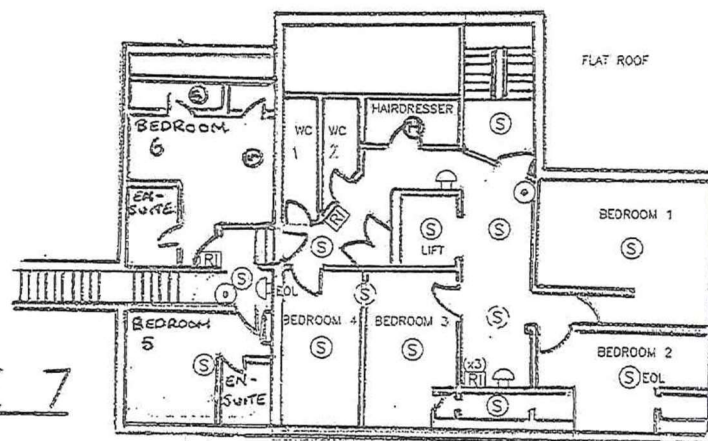
SECOND FLOOR

ZONE 6

ZONE 5



ZONE 7





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