

TO LET
COMMERCIAL/RESIDENTIAL

7 HIGH GREEN, BREWOOD, STAFFORD, ST19 9BD



- Long established purpose built garage
- First floor flat with three bedrooms
- Occupying prominent location in the Conservation Area of one of South Staffordshire's most desirable villages

Location

High Green Garage is situated close to the centre of Brewood Village within easy reach of a wide range of services and facilities including shops, schools and public transport.

It is situated on the south side of High Green to the west of the Village Centre and is within easy reach of Wolverhampton, Stafford and the wider West Midlands Conurbation. Access to the national motorway network is available at junction 12 of the M6 and junction 2 of the M54 both of which are less than 5 miles away.

The property is within the Brewood Village Conservation area, it is surrounded by attractive housing and is close to the Shropshire Union Canal.

Description

The property was purpose built in brick under a pitched tiled roof in the early 1960's and provides a well-planned accommodation comprising workshop with inspection pit and stores all accessed by sliding and folding timber doors. To the side of the main access is a small shop with side door and plate glass window. There is a generous concrete forecourt providing parking for several vehicles.

On the first floor there is a self-contained flat accessed by an internal staircase to the left-hand side of the property.

Accommodation

On the ground floor

Garage comprising workshop, stores and shop.

Approx.	1,389 ft ²	(129.10m ²)
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On the first floor

Stairs and landing

Kitchen	3.58m x 3.35m with fitted base units, stainless steel sink, wall cupboards and wall mounted gas fired boiler. Window to the front.
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Spacious Living Room	5.64m x 4.85m, window to front and side.
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Bedroom 1	2.31m x 3.85m
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Bedroom 2	4.83m x 3.3m
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Bedroom 3	2.69m x 3.53m
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Bathroom With fitted suite comprising panelled bath with electric shower over, lower flush W.C. and pedestal wash hand basin and fully tiled walls.

Outside Tarmac forecourt providing parking for several vehicles. Rear garden space surrounded by close panel fencing.

Services

We are advised that the property has all mains services and that the flat benefits from gas fired central heating.

Rating

The rateable value of the premises including the first floor accommodation is £5,200

The flat is in Council Tax Band B.

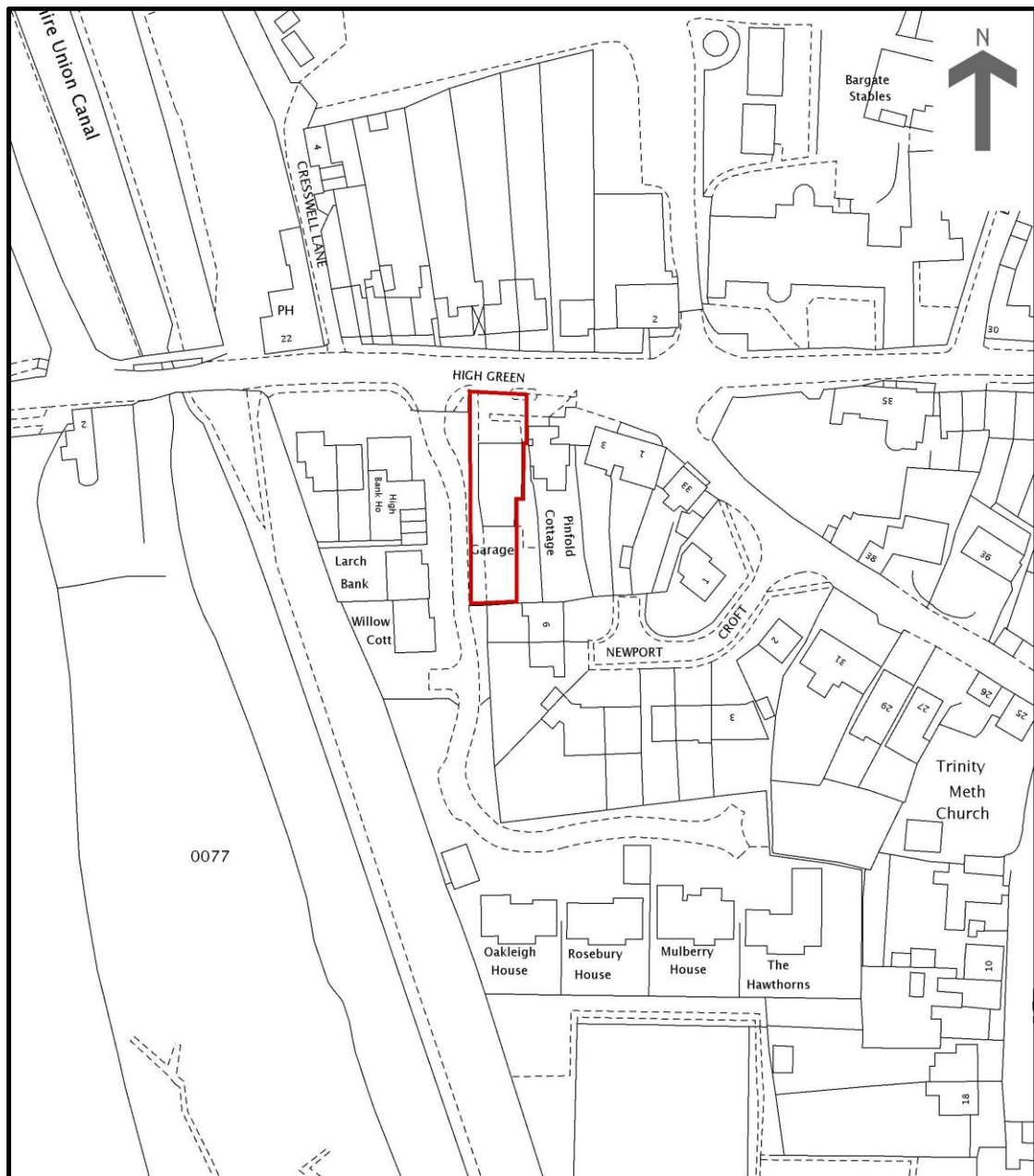
Tenure

The garage and living accommodation are available to rent either as a whole or separately. Terms on application.

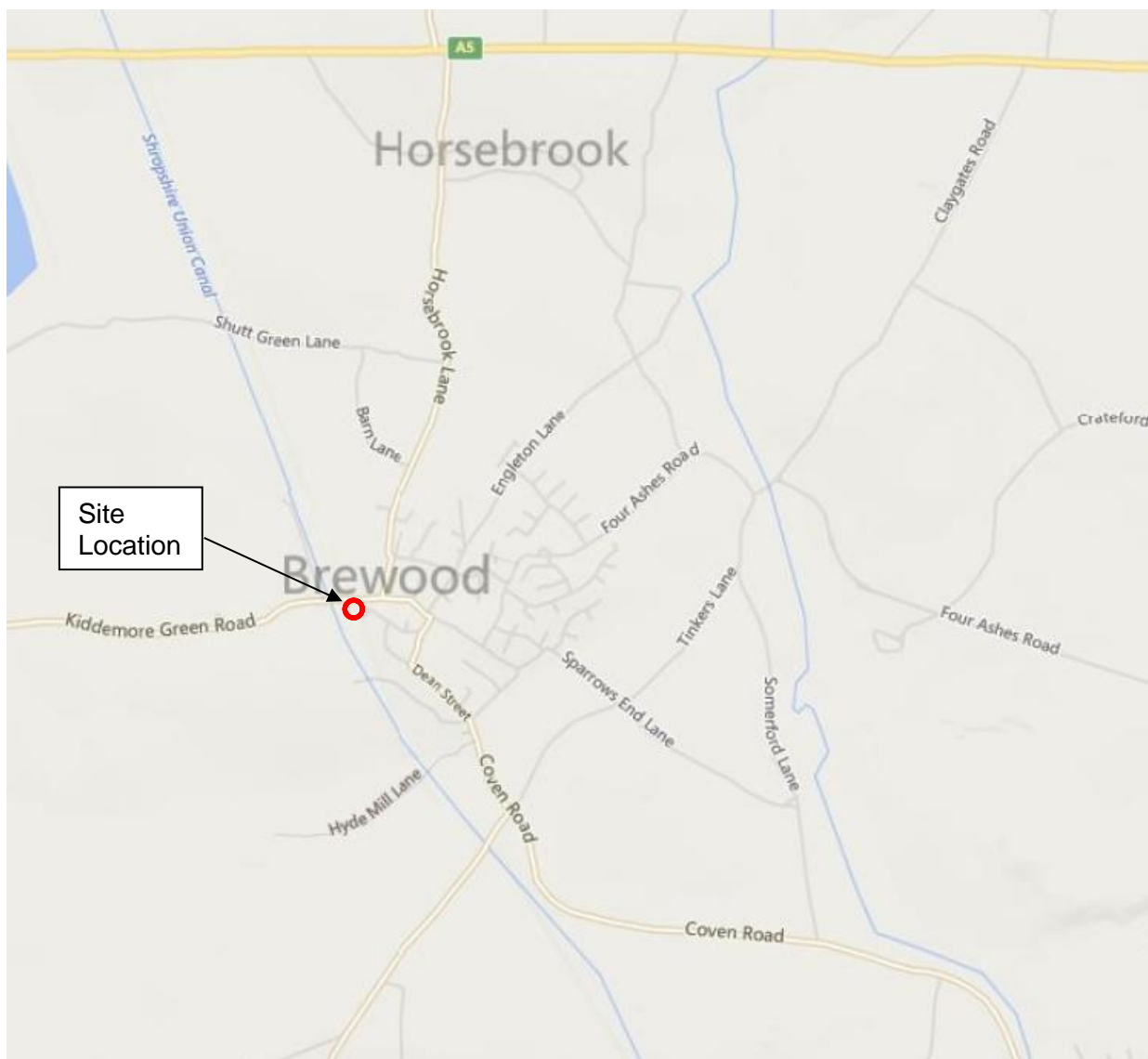
Viewings

Strictly by appointment with the letting agents quoting reference 4616.

Site Plan



Location Plan



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