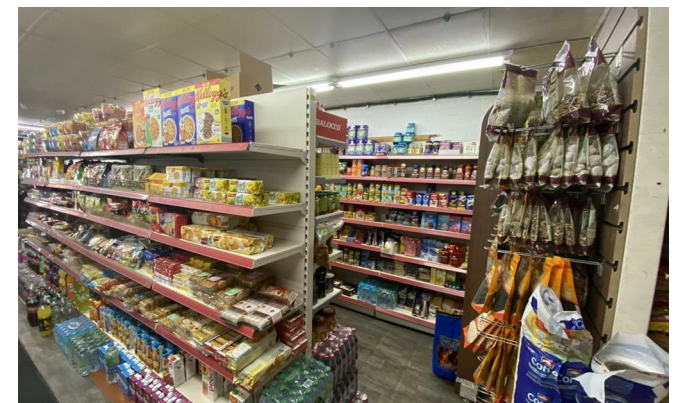
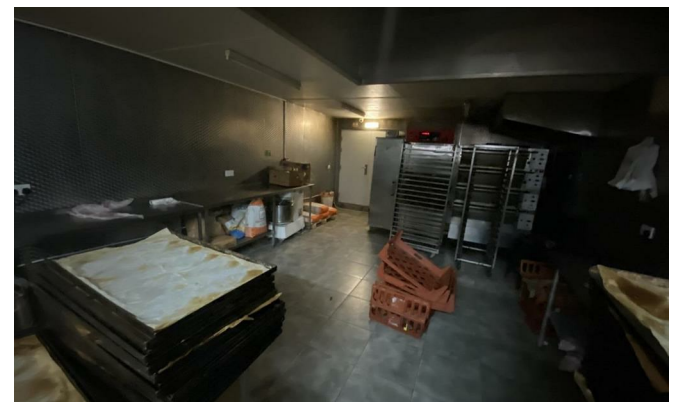




, 91 Holyhead Rd B21 0HH

Reduced To £400,000 Freehold







Description:

Welcome to an exceptional opportunity to own a semi-commercial property on Holyhead Road in the vibrant neighbourhood of Handsworth, Birmingham. This property offers a perfect blend of residential comfort and commercial potential, making it an ideal investment for aspiring entrepreneurs or those seeking a versatile living space.

Property Features:

Location: Situated on Holyhead Road, this property benefits from excellent visibility and easy access to nearby amenities, including shops, restaurants, schools, and public transportation.

Location:

The property is situated on Holyhead Road in Handsworth, a vibrant neighbourhood known for its diverse community, rich cultural heritage, and convenient amenities. Residents and business owners alike benefit from the close proximity to schools, parks, shopping centres, and excellent transport links, ensuring a connected and convenient lifestyle.

Investment Potential:

This semi-commercial property presents an attractive investment opportunity with the flexibility to generate rental income, establish a new business venture, or convert the space into professional offices. The high visibility and convenient location make it a desirable choice for potential tenants or customers, enhancing the property's income-generating potential. The property is already tenanted out

Dimensions:

Ground Floor

Retail area 12'75" x 58'13" (3.88m x 17.71m)

Kitchen area 15'19" x 28'70" (4.6m x 8.7m)

First Floor

Landing 10'26" x 3'52" (3.2m x 1.07m)

WC 5'33" x 2'17" (1.62m x 0.66m)

Kitchen 8'56" x 8'27" (2.6m x 2.52m)

Bathroom 5'44" x 6'55" (1.65m x 1.99m)

Bedroom 12'36" x 10'79" (3.7m x 3.2m)

Storage 8'96" x 3'17" (2.7m x 0.96m)

Bedroom 14'95" x 17'18" (4.55m x 5.2m)

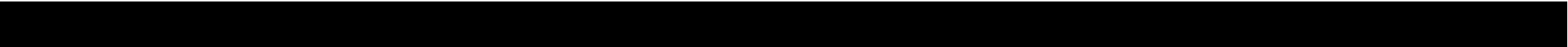
Second Floor

Bedroom 15'02" x 16'82" (4.57m x 5.1m)

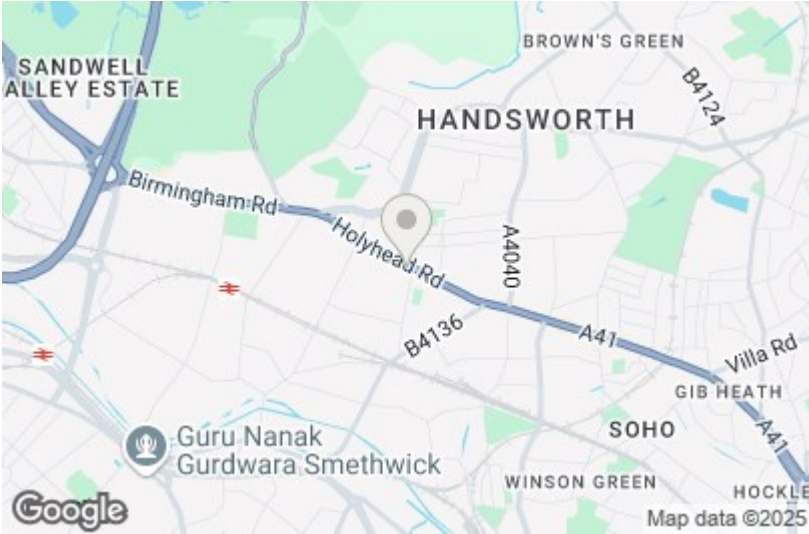
Bedroom 15'60" x 14'94" (4.75m x 4.55m)

Asking Price: £500,000

TENURE: We are advised by the vendor, freehold of the property is available. Pam Estates Ltd has



Local Authority **Birmingham**
Council Tax Band **A**
EPC Rating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

Pam Estates Ltd Office

187 Rookery Road, Handsworth,
Birmingham, West Midlands, B21 9QZ

Contact

01215549990
info@pamestates.co.uk
<https://www.pamestates.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.