



## Adams Road , Walsall WS8 7AL

- 17 Bedroom
- Shower room
- Dinning Room
- Freehold £950,000
- 9 Ensuite
- Kitchen
- Garden

Offers In The Region Of £950,000 Freehold



## Location

### Oak Lodge Residential Home

Location: Brownhills, Walsall

Freehold Price: £950,000

#### Overview

Oak Lodge Residential Home is a charming 17-bed care facility located in the serene suburb of Brownhills, Walsall. This well-maintained, owner-managed establishment has been lovingly operated and is now available for purchase due to the owner's retirement. Oak Lodge offers a unique investment opportunity in the thriving care home sector, providing a welcoming environment for its residents and a lucrative venture for potential buyers.

#### Property Details

##### Ground Floor:

- Entrance: Welcoming and spacious, setting a positive first impression.
- Office: Conveniently located near the entrance for administrative tasks and management operations.
- Lounges: Two comfortable lounges offering ample space for social activities and relaxation.
- Dining Room: A dedicated dining area where residents can enjoy their meals together.
- Bedrooms:
  - 10 single bedrooms: Providing private and secure accommodation for residents.

- o 3 en suite bedrooms: Equipped with private bathroom facilities for added comfort and privacy.

- Bathroom/WC: Shared facilities easily accessible for residents.
- Laundry: On-site laundry room ensuring efficient handling of residents' linens and clothing.
- Kitchen: Equipped kitchen capable of preparing nutritious meals for all residents.
- Lift Access: Facilitating easy movement between floors for residents and staff.

#### First Floor:

- Bedrooms:
  - o 7 single bedrooms: Comfortable and private accommodations for residents.

- o 6 en suite bedrooms: Each with private bathroom facilities, enhancing the living experience.

- Shower Room: Modern and accessible shower facilities.

- Staff WC: Dedicated restroom for staff members.

- Lift Access: Ensuring accessibility and convenience for all.

#### Exterior

- Car Park: Spacious parking area to the side of the property, providing ample parking for staff and visitors.

- Gardens: Beautifully maintained gardens to the rear, offering a tranquil outdoor space for residents to enjoy.

#### CQC Registration

Oak Lodge Residential Home is registered with the Care Quality Commission (CQC), the independent regulator of health and social care in England. This registration ensures that the home meets the essential standards of

quality and safety required by law. Key aspects of the CQC registration include:

- Compliance: Oak Lodge adheres to stringent regulatory requirements, ensuring high standards of care, safety, and governance.
- Quality of Care: Regular CQC inspections and assessments ensure that residents receive compassionate, effective, and personalized care.
- Trained Staff: The home employs a team of dedicated and professionally trained staff who are committed to providing exceptional care and support to residents.
- Resident Satisfaction: The CQC registration reflects the home's commitment to maintaining a positive environment where residents feel respected, safe, and well-cared for.

#### Additional Information

- Viewing Arrangements: Interested parties are advised not to make any direct approaches to the business. To schedule an appointment for viewing, please contact Pam Estates Ltd.

#### Conclusion

Oak Lodge Residential Home represents a superb investment opportunity, combining a prime location, comprehensive facilities, and a well-established business. Its blend of private and en suite accommodations ensures a high standard of living for residents, while the operational setup promises smooth day-to-day management for the new owner. Priced at £950,000, this freehold property is poised to continue its legacy of care and community under new ownership.

For further details and to arrange a viewing, please contact Pam Estates Ltd.

Local Authority  
Council Tax Band  
EPC Rating

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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.