

**Monday, 27 March 2023**

**RE: 915 CHESTER ROAD, ERDINGTON, BIRMINGHAM, WEST MIDLANDS, B24 0HJ**

Due to a high level of interest and in order to bring this matter to a close, our client has given instructions to invite informal best bids from all interested parties.

If you wish to submit an offer, it should reach us in writing before midday on **Wednesday 5<sup>th</sup> April 2023**.

The following information will be required if you wish to submit an offer:

- The name, address and contact details of the purchaser (if being bought through a company, please confirm the company's registered number and registered address).
- An offer in writing stating the amount you wish to pay for the property.
- Proposed timescales to exchange and complete contracts.
- Any conditions of the sale i.e. subject to contract, subject to survey, subject to valuation etc.
- How the property is going to be purchased i.e. fully cash funded, part bank funded etc.
- Clear and unambiguous proof of funding i.e. copy of a bank statement, letter from your solicitor confirming that you have the funds to proceed, an 'in principle' letter from your bank/funder confirming that they are willing to lend the funds.

**In accordance with recent Money Laundering legislation for non-plc organisations we will require the full name, date of birth and details of the principle primary residence of the ultimate owner of the purchasing entity in order that requisite investigations may be undertaken.**

Please note that our client is not obliged to accept the highest offer or indeed any offer.

**FOR SALE FREEHOLD – GUIDE PRICE: £295,000**  
**915 CHESTER ROAD, ERDINGTON, BIRMINGHAM, WEST**  
**MIDLANDS, B24 0HJ**



- Offered to the market with no upward chain
- Large semi-detached property with 4 bedrooms in a desirable location
- Considerable scope for complete renovation
- Close proximity to national motorway, rail and cycling networks - Birmingham city centre is only around 15 minutes away by either car or rail
- Total Gross Internal Area circa 1,976 square feet
- Likely to be of interest to local/regional developers, builders and investors

### Location

The property is located in Erdington which is a popular suburb around 5 miles north east of Birmingham city centre. It fronts Chester Road (A452) and is situated adjacent to The Digby public house.

The surrounding area comprises of mainly residential dwellings, a residential care home, a primary school and Pype Hayes Park. Ravenside Retail Park and Jaguar's Castle Bromwich Factory are also located nearby.

### Property Description

915 Chester Road is a two storey semi-detached property of brick construction with part rendered elevations beneath a number of pitched and hipped tiled roofs.

### Accommodation

The ground floor features a porch area leading into the hall which provides access to the kitchen, conservatory, lounge and living room. There is also a garage which is accessed via the front of the property.

The first floor comprises of three double bedrooms, one single bedroom, a bathroom and a WC.

Externally, the property benefits from a driveway for around 3 vehicles and a front garden area. To the rear of the property, is a large grassed garden.

The property's Gross Internal Area is around 1,967 sq ft and it sits on a plot size amounting to 0.13 of an acre.

The property is currently vacant and requires investment. It will appeal to local/regional developers, builders and investors.

### Tenure

Freehold. The property forms part of the pub's title and will be separated at the point of sale.

The demise of the property is shown for guidance purposes on the Site Plan included on page 4 and outlined in blue.

### Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

### Services

We are advised that the property is connected to all mains services.

### Council Tax

The domestic accommodation is within Band D for Council Tax purposes.

### Virtual Tour

<https://my.matterport.com/show/?m=5WAUBEi7KJf&help=1>

### VAT

TBC.

### EPC

An EPC has been requested.

### Viewings

All viewings are strictly by appointment only.

### Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

### Enquiries



Contact: Jack Sinclair  
Tel: 07823 334 750  
Email: jack@wtsccommercial.co.uk

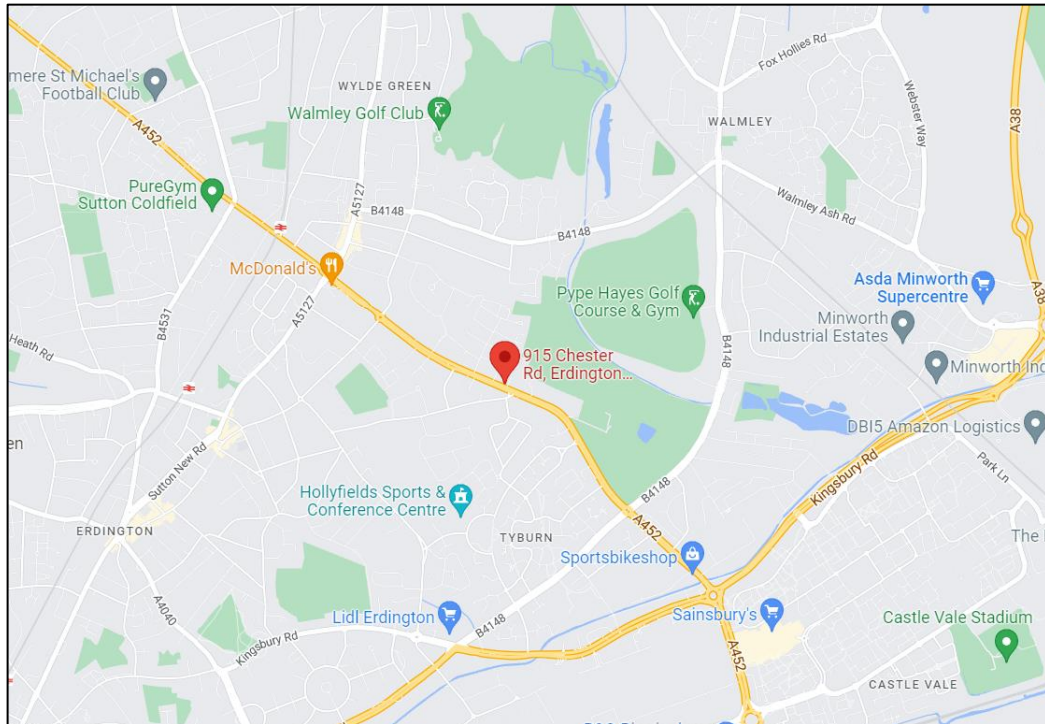


Contact: Richard Tole  
Tel: 07917 088 221  
Email: richard@wtsccommercial.co.uk

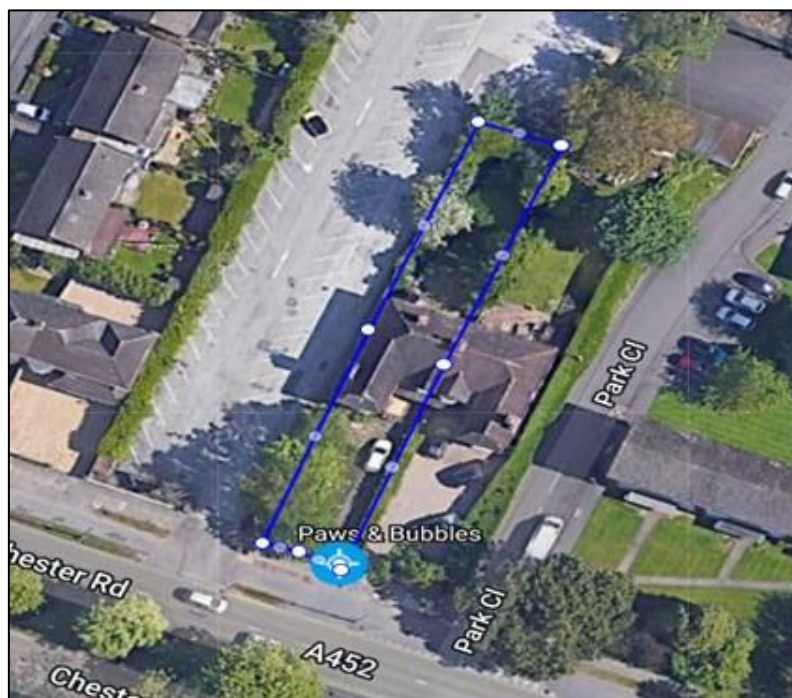


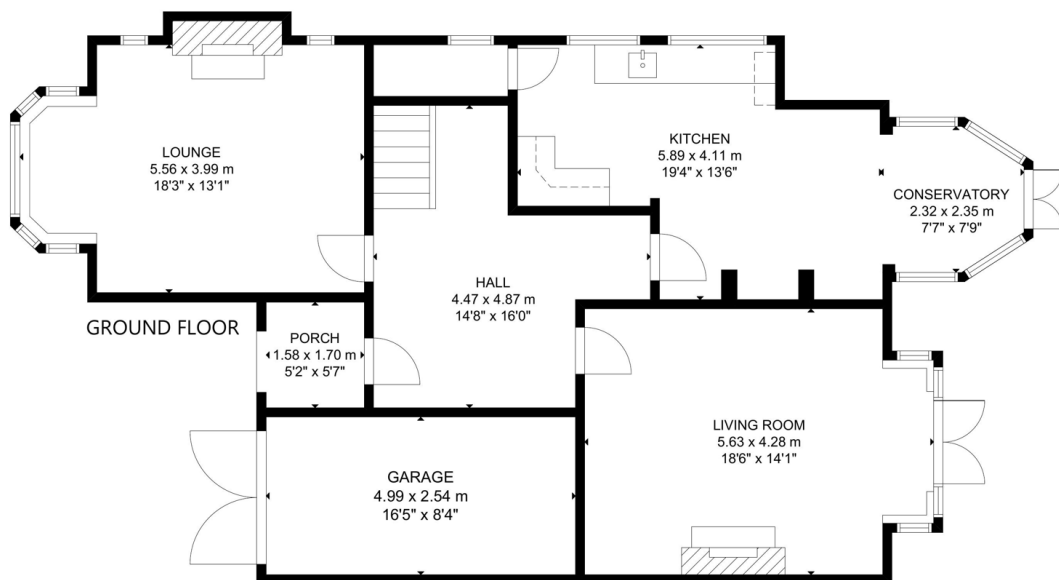


## Location Plan



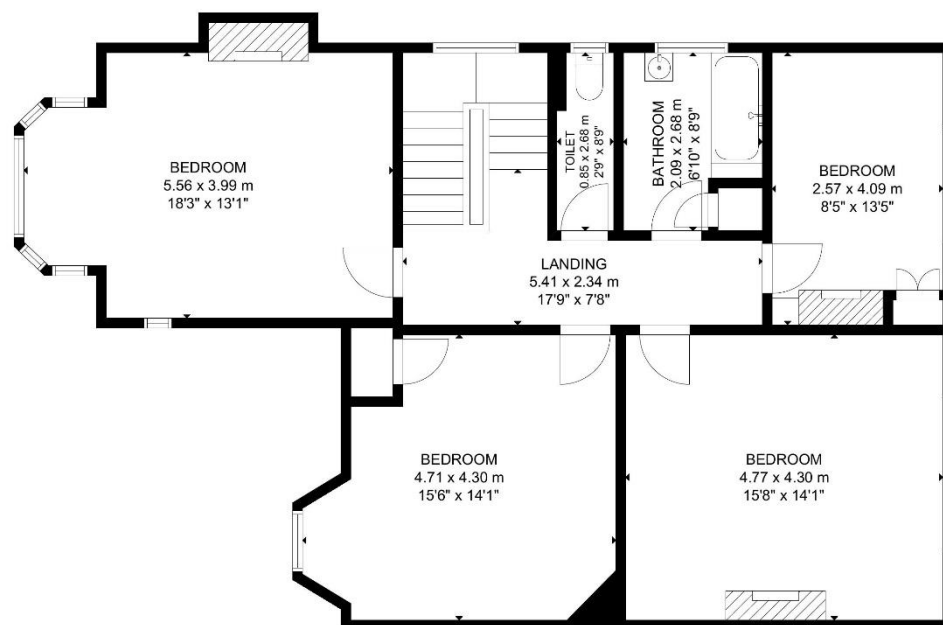
## Site Plan





GROUND FLOOR

GROSS INTERNAL AREA  
TOTAL: 182 m<sup>2</sup>/1,967 sq ft  
GROUND FLOOR: 87 m<sup>2</sup>/941 sq ft FIRST FLOOR: 95 m<sup>2</sup>/1,026 sq ft  
EXCLUDED AREA: PORCH: 3 m<sup>2</sup>/29 sq ft GARAGE: 13 m<sup>2</sup>/136 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 182 m<sup>2</sup>/1,967 sq ft  
GROUND FLOOR: 87 m<sup>2</sup>/941 sq ft FIRST FLOOR: 95 m<sup>2</sup>/1,026 sq ft  
EXCLUDED AREA: PORCH: 3 m<sup>2</sup>/29 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



#### Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.



## Our Services & Offices

