

480 REDNAL ROAD, WEST HEATH, BIRMINGHAM, B38 8JA



## **FREEHOLD FOR SALE**

### **DEVELOPMENT SITE/YARD FACILITY**

**Circa .3 of an acre/0.12 of a hectare.**

- Subject premises enjoys an extensive frontage onto Rednal Road.
- Immediate surrounding areas are predominantly residential.
- Junction 2 of the M42 Motorway is situated approximately 2 ½ miles due south .
- West Heath is located approximately 6 miles south west of Birmingham City Centre.



Stephens McBride Chartered Surveyors & Estate Agents  
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## LOCATION

The subject premises enjoys an extensive frontage onto Rednal Road, situated within close proximity to the inter-section with Redhill Road.

Immediate surrounding areas are predominantly residential.

Junction 2 of the M42 Motorway is situated approximately 2½ miles due south (direct access via the main A441 – Redditch/Birmingham Road).

West Heath is located approximately 6 miles south west of Birmingham City Centre.

## DESCRIPTION/SITE AREA

The site area extends to circa **0.3 of an acre/0.12 of a hectare**.

## TOWN PLANNING

We are of the opinion that the site is suited for residential development.

Any interested party should make their own proper enquiries of the local planning authority.

## CONSIDERATION

Offers in excess of **£150,000 (One Hundred & Fifty Thousand Pounds)** are invited for this valuable freehold interest.

## VAT

Vat is not applicable.

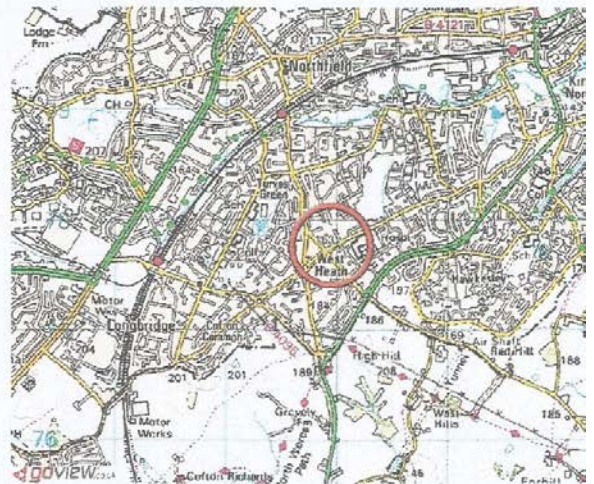
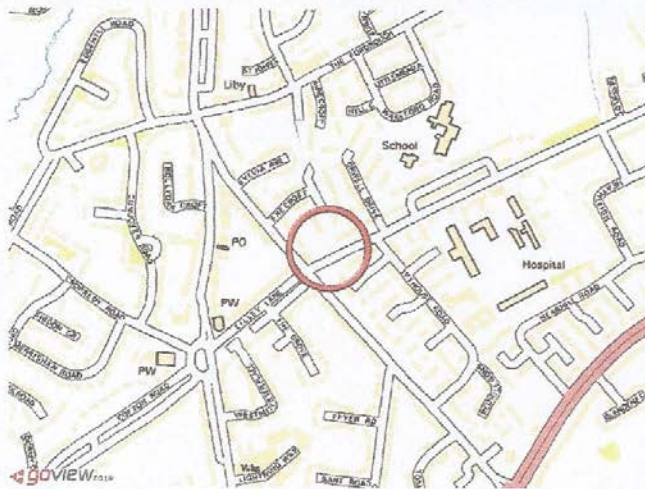
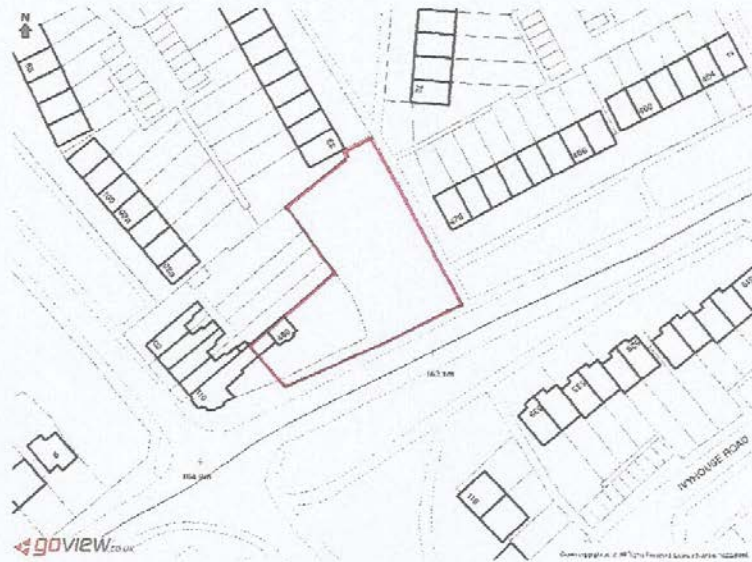
### **For More Information Contact:**

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**NOTICE**

**STEPHENS McBRIDE** - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

**SUBJECT TO CONTRACT**

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.