



104 Windmill Hill, Colley Gate, Halesowen. B63 2BY

**mid** midcalfnicholls

01384 443434

The accommodation in more detail comprises:

#### Shop

##### Front showroom (17'0" max. x 14'1" max.)

Window to front aspect. Glazed entrance door. 2 windows to side aspect. Archway to rear showroom. Arch to rear lobby. Central heating radiator. 5 ceiling light points.

##### Rear showroom (11'2" x 7'10")

Windows to side and front and aspects. Central heating radiator. Ceiling light point.

#### Rear lobby

Window to side aspect. Stairs to basement rooms. Door to reception hall. Wall light point.

#### Basement rooms

##### Waiting/seating area (21'3" max. x 11'7" max.)

Doors to treatment room, shower room and understairs store cupboard. Central heating radiator. Recessed ceiling lights. Laminated wood flooring.

##### Treatment room (11'4" max. x 9'3" max.)

French doors opening to rear garden, with matching side panels. Window to rear aspect. Central heating radiator. Recessed ceiling lights.

##### Shower room (13'11" max. x 5'6" max.)

Fitted with close coupled WC, pedestal hand wash basin with mixer tap and fully tiled shower enclosure, with electric shower. Further ceramic wall mounted sink with pillar taps. Central heating radiator. Recessed ceiling lights.

#### Outside

Wrought iron railings and gate to brick paved foregarden, and door to:

#### Living accommodation

##### Entrance hall

Opening to rear aspect, with double glazed door and side window. Doors to showrooms and sitting room. Stairs to first floor. Central heating radiator. Coved ceiling with ceiling rose and light point.

##### Sitting room (15'6" x 11'7")

Sliding patio doors to front aspect. Wood fire surround with tiled back panel and hearth, fitted with electric fire. Central heating radiator. Coved ceiling with ceiling rose and light point. Laminated wood flooring.

##### Breakfast kitchen (17'9 x 9'6")

Double glazed door to front aspect with window to either side. Double glazed; window to rear aspect. Bi-fold door to utility room. Door to sitting room. Fitted with an extensive range of base and wall units including open shelving. Roll edged working surfaces with splashback ceramic tiling, and breakfast bar area. Inset 1½ bowl composite sink and mixer tap. 4-ring gas hob with extractor over and built-in double electric oven. Integrated refrigerator. Space and provision for dishwasher. Space and provision for freezer. Cupboard housing gas combination central heating boiler. Central heating radiator. Coved ceiling with fluorescent light.

#### IMPORTANT NOTE – The Property Misdescriptions Act 1991

We make every reasonable effort to ensure that our sales particulars are as accurate and informative as possible. It is however, essential to note that we have not conducted a survey of the property. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify they are in working order or fit for the purpose. Purchasers are advised to commission appropriate, specialist reports, prior to exchange of contracts, on matters of importance to them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Purchasers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



#### Utility room (5'7" x 4'11")

Double glazed window to rear aspect. Doors to bathroom and kitchen. Roll edged working surface. Space and plumbing for washing machine and tumble dryer. Ceiling light point. Laminated wood flooring.

#### Bathroom (10'3" x 5'7")

Double glazed windows to side and rear aspects. Extensively tiled in ceramics and fitted with close coupled WC, vanity hand wash basin and corner panelled bath with shower mixer tap. Central heating radiator. Recessed ceiling lights. Ceramic tiled floor.

#### Landing

Double glazed windows to side and rear aspects. Doors to 4 bedrooms and shower room. Dado rail. Drop down access hatch to loft space. Central heating radiator. Coved ceiling with ceiling rose and light point.

#### Bedroom 1 (14'1" max. x 13'6" max.)

Double glazed window to front aspect. Fitted with 3 double wardrobes. Dado rail. Central heating radiator. Coved ceiling with 2 light points and ceiling roses.

#### Bedroom 2 (11'7" max. x 9'9" max.)

Double glazed window to front aspect. Central heating radiator. Coved ceiling with ceiling rose and light point.

#### Bedroom 3 (8'3" x 7'10")

Double glazed window to front aspect. Central heating radiator. Coved ceiling with light point.

#### Bedroom 4 (8'10" max. x 7'5" max.)

Double glazed window to side aspect. Central heating radiator. Coved ceiling with light point.

#### Shower room (6'0" max. x 5'7" max.)

Velux window to side aspect. Fitted with close coupled WC, wall mounted hand wash basin and fully tiled shower enclosure with folding door and direct feed shower. Central heating radiator. Ceiling and wall light point.

#### Rear garden

Walled rear garden, mainly brick paved, offering off road parking, if desired, accessed from double wooden gates. Corner bed, stocked with mature shrubs and plants. Wrought iron steps to rear door.

#### Access to:

#### Store room (17'9" x 9'6")

Sliding patio doors to rear aspect. Ceiling light point.

#### Council tax

We understand that the property is in band B for council tax purposes and the rate payable to Dudley MBC for 2007-2008 is £890.66.

#### Tenure

We understand the property to be freehold. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Purchasers are advised to obtain verification from their Solicitors.

#### Viewing

Strictly by prior appointment with the sole agents, Midcalf Nicholls. Contact our Stourbridge office on 01384 443434.

Stourbridge Office

42 Hagley Road  
Stourbridge  
DY8 1QD

tel: 01384 443434  
fax: 01384 441900

info@midcalf-nicholls.com  
www.midcalf-nicholls.com

Kinver Office

28 High Street  
Kinver  
DY7 6HF

tel: 01384 878000  
fax: 01384 441900

info@midcalf-nicholls.com  
www.midcalf-nicholls.com

### Directions

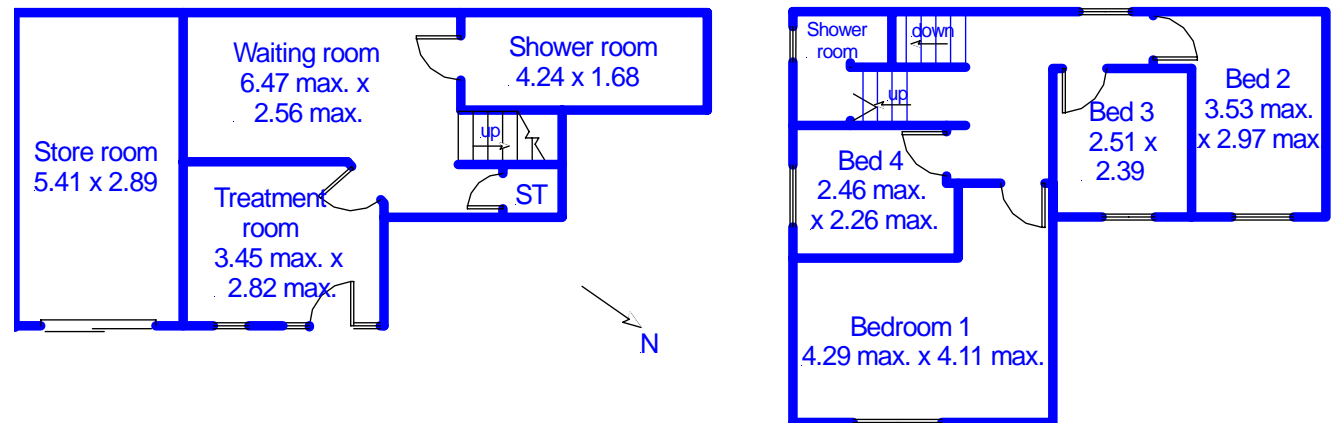
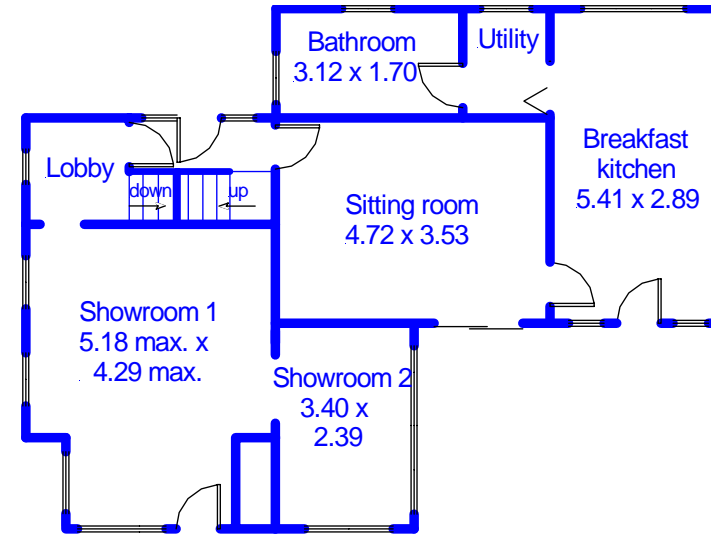
From the Stourbridge ring road take the A458, signposted Birmingham. Proceed through the traffic lights in Lye High Street, and on into Park Road and Windmill Hill. The property can be found on the left hand side, identified by our 'For Sale' board.

### Mortgages

We are pleased to offer completely *independent financial advice*, without cost or obligation. Please contact us to arrange an appointment.

### Valuations

Market appraisals are available, without obligation, on request.



#### IMPORTANT NOTE - The Property Misdescriptions Act 1991

We make every reasonable effort to ensure that our sales particulars are as accurate and informative as possible. It is however, essential to note that we have not conducted a survey of the property. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify they are in working order or fit for the purpose. Purchasers are advised to commission appropriate, specialist reports, prior to exchange of contracts, on matters of importance to them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Purchasers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**104 Windmill Hill, Colley Gate, Halesowen. B63 2BY**  
**Offered with no onward chain**  
**Offers around £249,950**

### Overview

The sale of this property presents a rare opportunity to acquire the freehold of well-situated, commercial premises, suited to a wide variety of uses, together with substantial, 4 bedroomed living accommodation. Occupying a prominent, corner position on a busy main road, the commercial part of the detached property is currently used as an holistic care centre, with the basement used to good effect as waiting and treatment rooms, with a shower, whilst the ground floor show rooms work well as retail outlets. Detailed inspection is essential to appreciate the immense potential and versatility of this well maintained property, which could readily be converted to 3 self contained flats if so desired.

The accommodation with majority double glazing and gas central heating briefly comprises: front showroom; rear showroom; basement rooms currently utilised as waiting/seating area; treatment room; shower room. The living accommodation comprises: hallway; sitting room; breakfast kitchen; utility room; ground floor bathroom; 4 bedrooms; shower room. There is off road parking to the rear of the property.

