170 Streetsbrook Road

Shirley, Solihull, B90 3PH

SHEPHERD COMMERCIAL

FOR SALE

998 SQ FT
(92.72 SQ M)

£695,000

Mixed-use freehold — trading salon & detached 3-bed residential.

- Freehold for sale at £695,000
- Trading hair & beauty salon — 998 sq ft over ground and first floor
- Prominent position within established local retail parade
- Detached 3-bedroom residential dwelling to rear
- Use Class E — suitable for a range of occupiers

01564 778890
www.shepcom.com

170 Streetsbrook Road

Shirley, Solihull, B90 3PH

SHEPHERD COMMERCIAL

Summary

Available Size	998 sq ft / 92.72 sq m
Price	£695,000
EPC	Upon enquiry

Description

The property comprises a substantial mixed-use freehold arranged over two distinct elements. To the front, a well-presented hair and beauty salon provides 998 sq ft of accommodation over ground and first floors, briefly comprising a main salon, shampoo room, tinting room, drying room, kitchen and WC to the ground floor, with two beauty treatment rooms, a store room and WC to the first floor. The commercial element benefits from a large tarmac forecourt providing on-site customer parking and prominent frontage to Streetsbrook Road.

To the rear, and accessed separately, is a detached three-bedroom residential dwelling extending to approximately 1,111 sq ft. The ground floor provides a kitchen, two reception rooms, garden room and two bedrooms. The first floor master bedroom benefits from an en suite bathroom and walk-in cupboard. Externally, the property further benefits from an enclosed garden, a detached fully-fitted music studio and a triple garage.

Location

The property is situated on the southern side of Streetsbrook Road, Shirley, in close proximity to the junction with Northbrook Road and the major traffic interchange at St. Bernards Road. The surrounding area is predominantly residential, with the property forming part of an established local retail parade serving a large and densely populated catchment.

Shirley town centre is within easy reach, with excellent road connections to Solihull, Birmingham and the wider West Midlands via the A34 corridor.

Specification

Tenure: Freehold
Use Class: E (Commercial) / C3 (Residential)
Commercial Accommodation: 998 sq ft (NIA)
Residential Accommodation: Approximately 1,111 sq ft
Total Site Area: 0.116 acres (0.047 hectares)
Rateable Value: £8,000

Terms

The property is offered for sale freehold at a guide price of £695,000 (Six Hundred and Ninety Five Thousand Pounds). Further information is available upon request. All figures quoted are exclusive of VAT unless otherwise stated.

Viewings

Strictly by prior appointment only. Please contact the joint selling agents Shepherd Commercial or Bond Wolfe to arrange an inspection.

Bond Wolfe: 0121 312 1212 | James Matin | jmattin@bondwolfe.com

Charlie Boswell
01564 778 890 | 07913 142038
charlie@shepcom.com

Kaine Arkinson
01564 778 890 | 07487 521802
kaine@shepcom.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 22/06/2026