



# FOR SALE

Bond Wolfe  
**bw**



**Freehold former residential care home ideal for alternative use, subject to planning consent.**

**The Langley's, Stoke Green, Coventry, West Midlands, CV3 1AA**

**OFFERS BASED ON:  
£725,000**

## KEY FEATURES

---

Freehold former 15-bed care home.

Peaceful location with local amenities and public transport.

Dual driveway & large rear garden.

Substantial premises with development scope (STP).

Ideal for a variety of uses, subject to planning consent.

---

Offers based on £725,000 for the Freehold interest



## LOCATION

Stoke Green is east of the Coventry city centre, and is well positioned for access to a host of excellent daily amenities including various shops, transport services and highly regarded schools. The home is in a backwater urban location, benefitting from a peaceful setting, as well as all amenities.

The site benefits from having immediate access to Gosford Park (to the west) and Tick-Tock Park (to the east). Bus stop 250 yards; shop 250 yards; post office 250 yards.

Excellent access to the City Centre and University, which are both within walking distance.

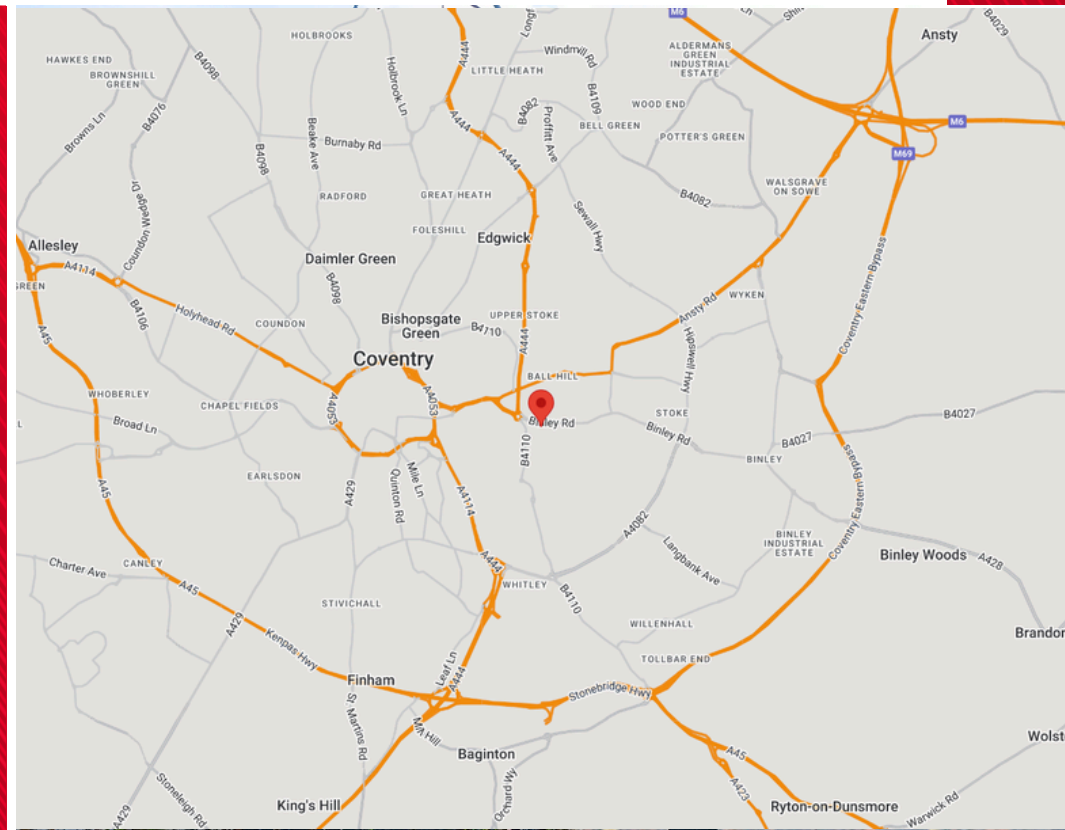
## DESCRIPTION

This substantial three story property has most recently traded as The Langleys Care Home and is now offered for sale with vacant possession.

The Langleys is ideal for a variety of alternative uses, subject to obtaining the necessary planning consents. Split across four levels, it offers a good sized basement, ground floor, first floor and second floor.

The property comprises 12 bedrooms, although is capable of accommodating 15 residents if rooms are shared, as permitted by the current CQC license. All bedrooms feature a toilet and sink, and two of them include a shower.

In addition there are a number of communal rooms, shared bathrooms, a kitchen and dining room. There is also a car park to the front and large garden to the rear, with driveway access to rear on both wings of the building. Set in circa 0.4 acres of spacious grounds, the garden lends itself to development (STP). Further benefits include two separate staircases and gas central heating.



## ACCOMMODATION

Entrance Hall  
Small Industrial Kitchen  
12 bedrooms  
Office

Dining Room  
Lounge  
Shared bathrooms  
Outhouse

## TENURE

Freehold.

## VAT

We are advised that VAT is not applicable.

## EPC

Available upon request

## LEGAL COSTS

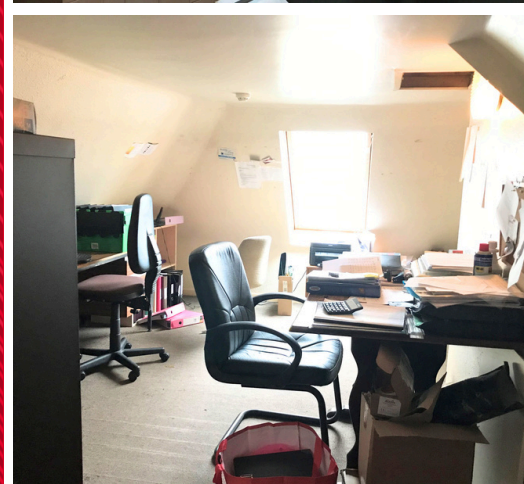
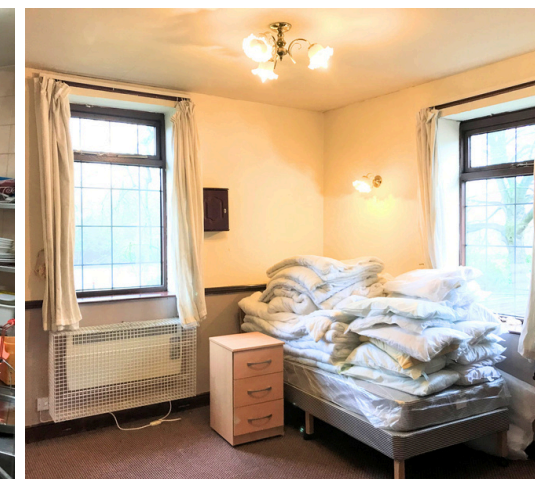
Each party are responsible for their own legal costs that may be incurred in this transaction.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## PRICE

Offers are invited on £725,000 for the freehold interest.



# CONTACTS

**George Bassi**

0121 524 2583

[georgebassi@bondwolfe.com](mailto:georgebassi@bondwolfe.com)

**Birmingham Office**

0121 525 0600

[agency@bondwolfe.com](mailto:agency@bondwolfe.com)



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.