



**101 Nineveh Road
Birmingham
West Midlands
B21 0SX**

Offers in Excess of £360,000

bettermove

Nineveh Road

Birmingham

Bettermove are proud to present this exciting opportunity for investors and developers — this substantial semi-detached mixed-use property in the heart of Handsworth combines a fully equipped commercial unit with generous five-bedroom residential accommodation above and behind, set on a large plot with extensive outdoor space to the rear.

The ground floor features the former Brook Fish Bar, a well-established and recently operating fish and chip shop complete with service counter, preparation area, and a dedicated commercial kitchen (approx. 4.96m x 2.49m). The unit is being sold with all existing equipment, making it ideal for reopening as a takeaway, letting to a food operator, or converting to other commercial use (subject to consents). To the rear, the residential portion includes a spacious living room, a private kitchen, and access to a large rear garden offering significant development potential (STPP). The first floor comprises five well-proportioned bedrooms and a family bathroom, suitable for HMO conversion, self-contained flats, or continued use as a family residence.

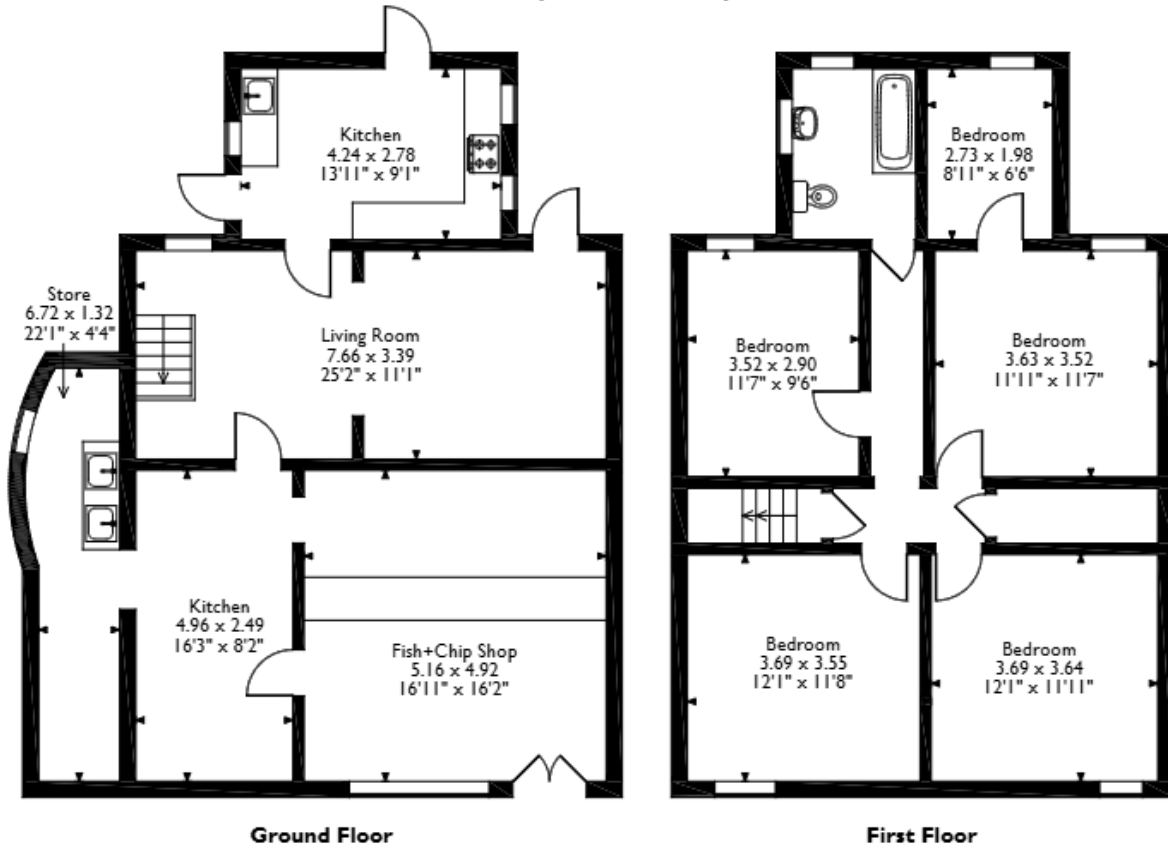
Mixed-use semi-detached property (approx. 1819 sq ft) Established commercial unit – former fish & chip shop with full equipment included. Private 5-bedroom residential accommodation across upper and lower rear floors. Spacious rear garden – ideal for development, extension, or parking (STPP). Prime location in a densely populated and high-footfall area of Birmingham. Potential for HMO, live/work, rental investment, or redevelopment Location & Connectivity – Handsworth, Birmingham Located on Nineveh Road, this property sits in the vibrant and diverse area of Handsworth, a popular residential and commercial hub in Northwest Birmingham. Surrounded by shops, schools, amenities, and places of worship, the location benefits from strong local demand and high rental yields.

Transport links are excellent: The Hawthorns Station (National Rail + Metro) – just over 1 mile away Soho Road (A41) – easy access to Birmingham City Centre M5 Motorway (Junction 1) – approx. 10 minutes by car Frequent local bus routes serving Birmingham and surrounding areas This location offers fantastic commuter access for both residents and business operators, with high visibility and footfall for commercial use.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Brook Fish Bar, Nineveh Road, Birmingham
Approximate Gross Internal Area
169 Sq M/1819 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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