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Kings Head

Ingram Road, Blakenall, Walsall, West Midlands, WS3 1LU

Traditional 2 room community pub in busy commercial /residential area - £299,950

Key Features

- Prominent location in busy commercial / populated residential area.
- Traditional 2 room public house.
- Forecourt car park - 12 cars and rear courtyard beer garden.
- Community pub with potential for alternative uses.

Location

The Kings Head is situated at the junction of Ingram Road and Walker Road on the edge of Blakenall village centre approximately 2 miles north of Walsall town centre and within 1 mile of Bloxwich.

There are a number of small businesses in the surrounding area, particularly adjoining the property, to include a car sales lot, furniture shop and a Heron food store but otherwise the surrounding area is predominantly residential in nature comprising of a range of housing and low rise flats.

Description

The property is of traditional 2 storey brick construction with part rendered elevations beneath pitched tiled roofs. A forecourt car park provides approximately 12 spaces and to the rear there is a large trade garden.

The property enjoys a site area of 0.35 acres and a total footprint of 3,260 sq. ft. (Source Nimbus Maps)

Google Street View

Kings Head

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Accommodation

Ground Floor
Front public bar, fixed seating and fireplace, seating for circa. 30 customers and a further rear lounge. The central island servery services the bar, lounge and the outdoor area. Ladies and gentlemen's customer lavatories.

Private accommodation includes a lounge and a small kitchen as well as three double bedrooms and a bathroom.

First Floor
Function / darts room with 6 boards in place.

Basement
Beer cellar and stores with barrel drop.

Outside
Forecourt car park for circa. 12 vehicles. Rear courtyard beer garden.

Tenure

The property is freehold and is available with the benefit of vacant possession.

Services

All main services are connected to the property.

Licences

The Kings Head holds a Premises Licence which permits the sale of alcohol on Monday to Thursday & on Sunday from 09:00 to 00:00 hrs & on Friday & Saturday 09:00 to 01:00 hrs.

Town and Country Planning

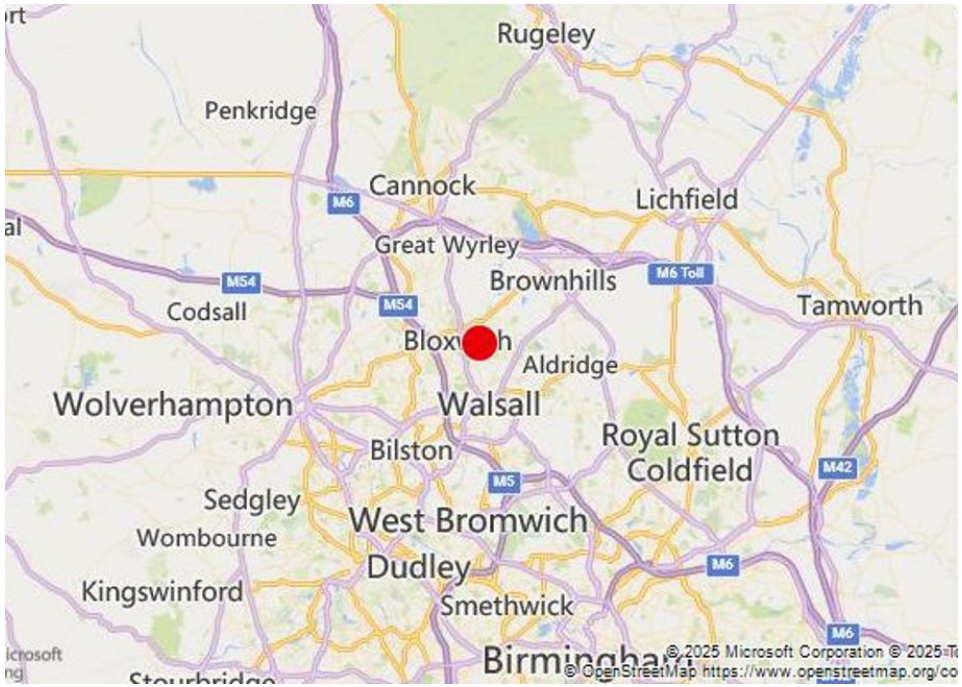
The property is not listed, nor in a conservation area.

Fixtures and Fittings

The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.

Stock in Trade

Stock in trade and unbranded glassware will be purchased by the buyer at valuation on completion.



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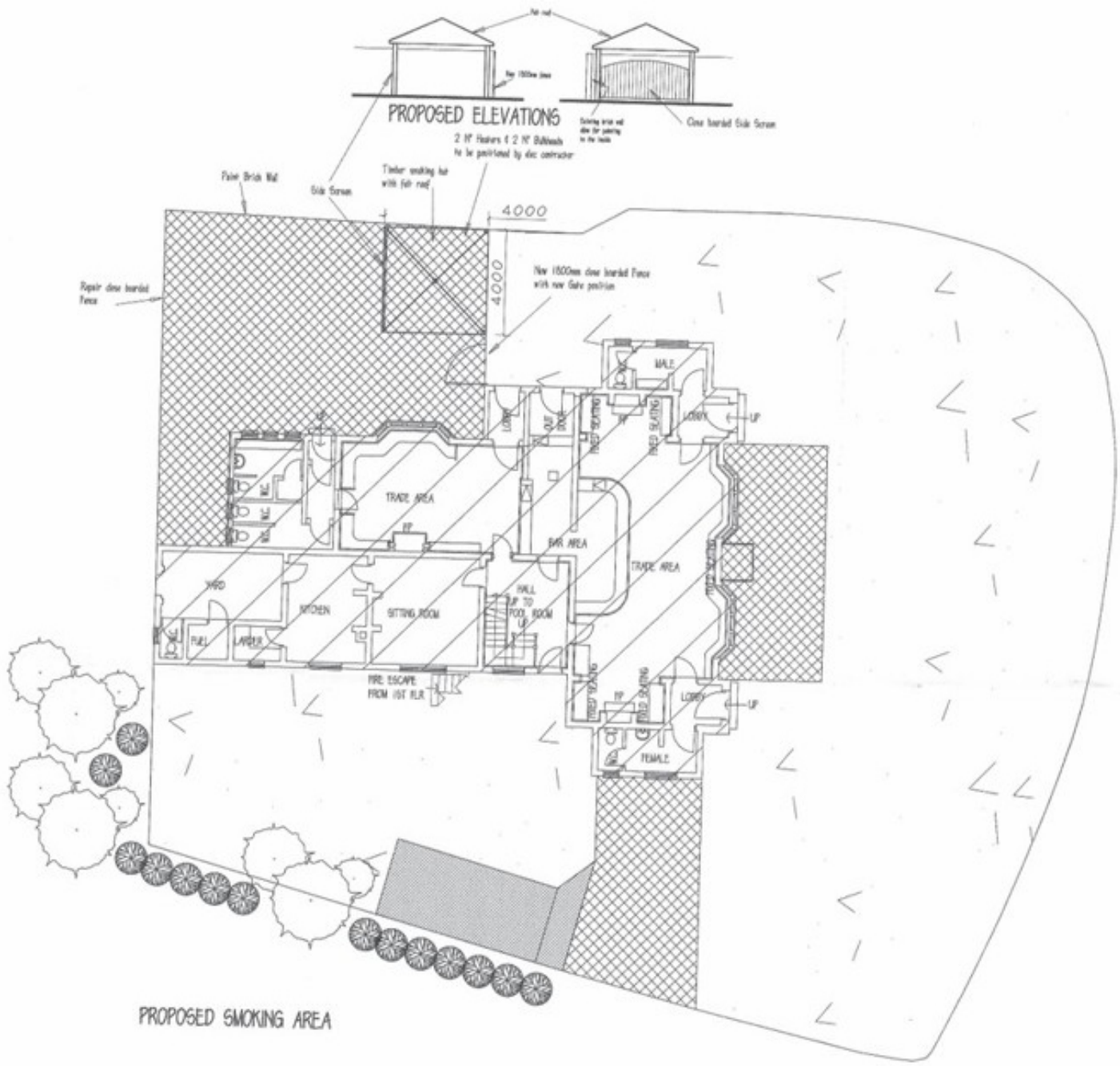
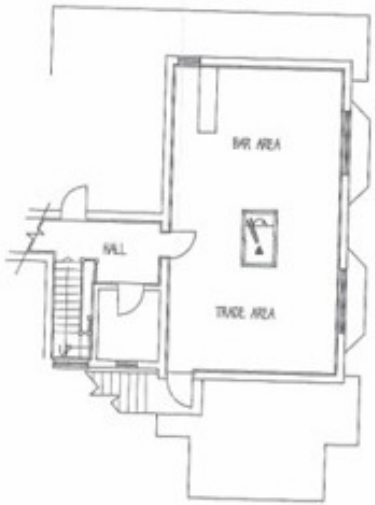
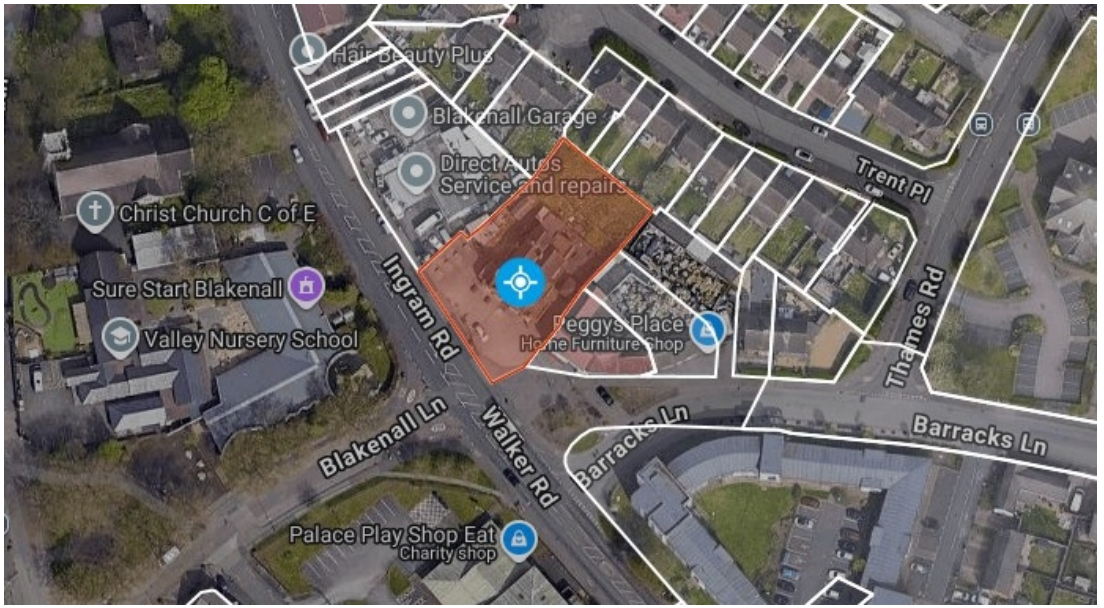




FIRST FLOOR PLAN

Kings Head **Ingram Road, Blakenall, Walsall, West Midlands, WS3 1LU** **For Sale Freehold £299,950**



Business Rates

Rateable Value - £7,300 from 1st April 2026
Council Tax Band A - £1,665.51

An EPC will be made available to inspect. The property has an EPC rating of Band C.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

0121 353 2757 or matt@matthewphillipssurveyors.co.uk

The Agents for themselves and for the Vendors or Lessors of the property(ies) confirm that: a) The sales particulars are produced for the guidance of interested parties and do not constitute any part of any offer or contract. b) Although believed to be correct, the accuracy of all descriptions and details is not guaranteed and should not be relied upon by intending purchasers or lessees who should satisfy themselves by inspections and enquiries as to their correctness. c) The Agents do not have any authority to make any representation or warranty whatever in relation to the properties or businesses to which these sales particulars relate.
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