



Connells

Titford Road
OLDBURY



Property Description

****PRIME REAL ESTATE FOR ANY FIRST TIME BUYER OR INVESTOR LOOKING TO CREATE OR EXPAND A PORTFOLIO****
Potential rental income of £750-£800pcm.

Internally the property comprises of: lounge, kitchen, two bedrooms and shower room.

Externally the vendor has advised there is an allocated parking space with this property.

This residence must be viewed to appreciate all accommodation on offer. Call the sales TEAM on 0121-554-2671.

Entrance Hall

Having door to front, storage heater and doors leading to:

Lounge

20' 1" plus recess x 11' 10" (6.12m plus recess x 3.61m)

Having two double glazed front windows.

Kitchen

7' 10" x 7' 3" (2.39m x 2.21m)

Having wall and base units, electric oven, electric hob and cooker hood over. Sink/drainage integrated into work surface.

Bedroom One

13' 7" max x 8' 10" plus wardrobe (4.14m max x 2.69m plus wardrobe)

Having front double glazed window, panel heater and fitted wardrobes.

Bedroom Two

13' 7" max x 7' 10" max (4.14m max x 2.39m max)

Having double glazed window and panel heater.

Shower Room

Having shower cubicle with shower, wash hand basin and low level WC.

Outside

Vendor has advised the property benefits from allocated parking.

Agents Notes

The vendor has advised:

Ground Rent £130 per annum

Service Charge £1454 approx per annum

Lease term: 150 years from 1 January 2005









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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OLDBURY B69 4EB

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/OLD311749

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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