



71 Titford Road, OLDBURY, B69 4QA
Offers in excess of £280,000
Commercial & Residential Premises



An opportunity to acquire a mixed Residential and Commercial premises comprising of detached family residence known as 'Providence Cottage' together with yard, detached stores/offices and a garage workshop currently trading as B&A Autos Motor Engineer.

The premises are situated close to the junction of Titford Road and Broad Street in Langley, located next door to Langley Primary School which is within 200 metres of the popular Langley High Street which offers excellent local shopping facilities, community amenities such as a public park and The Barlow Theatre. There are good public transport service links by road to Oldbury, Smethwick, Blackheath, together with local neighbouring areas, and also by rail at Langley Green Station within a quarter mile of the premises, which provides links into Birmingham City Centre and access to the local and national rail network.

The premises would lend itself to a number of uses subject to obtaining the necessary consent or change of use from the Local Authority and offers an ideal opportunity for a self-employed person to run their business from the comfort of their own property and home.

The commercial premise offers a three bay workshop constructed in brick with a pitched felted roof with timber constructed mezzanine floors to either side, with substantial parking within the yard area and additional detached office/storage premises. The residential accommodation is within a detached terraced type residence providing three bedroomed accommodation.

The commercial premises comprise of a large yard area with parking for a significant amount of vehicles. The premises are accessed from the road side via double hinged steel gates opening onto the yard with numerous halogen floodlights lighting all areas of the yard and within the yard are two premises, stores/office area situated on the left hand side and workshop premises to the rear.

The accommodation comprises of:

Office/Store 1 - 8'9 x 13'8 (2.67m x 4.17m)

Double glazed window and uPVC double glazed door opening onto yard area. Connecting doorway to

Office/Store 2 - 18'10 x 18'6 (5.74m x 5.64m)

Two double glazed windows and hardwood door currently hidden behind two sliding garage doors situated on Titford Road.



Situated to the rear of the yard of brick construction under a curved Belfast timber and felt roof, access to the workshop is afforded by two double steel hinged opening doors to full height, one containing pedestrian access door on the left hand side.

Garage/Workshop - 65'2 x 31'11 (19.86m x 9.73m)

Concrete floor currently housing three lifts (not including in sale) with timber mezzanine floors to left and right hand sides. The workshop also benefits from three phase electricity.



Rating Assessment – Rateable Value (Rating Assessment 2010) - £7,300

Fixtures and Fittings

Fixtures and fittings within the workshop are not including within the sale figure. However, they will be available by separate negotiation. This could include two 2 tonne hoists and an additional 4 tonne rated lift, powerful Columbus gas heater with additional mechanical tools, spares and light engineering equipment.

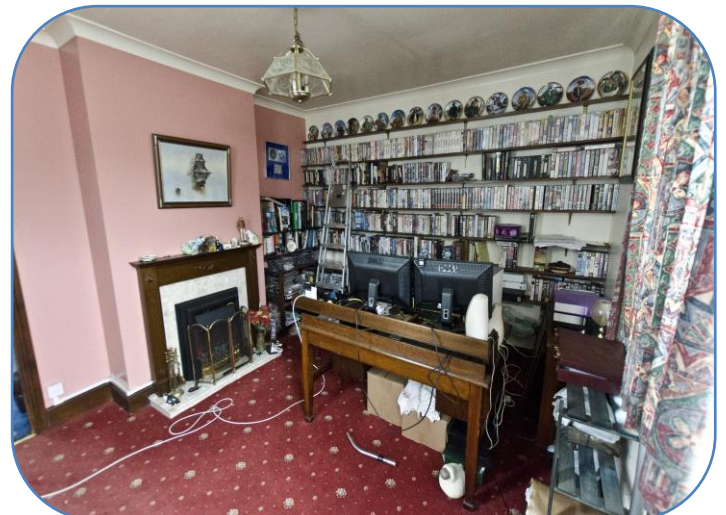
Residential House

Access to the property is via the roadside and also afforded within the yard. The detached house sits away from the roadside behind a shallow foregarden, brick built retaining wall with wrought iron gate opening onto slabbed pathway extending to

uPVC front door with glazed panels within and over with brass furniture opening onto:

Front Sitting Room - 13'0 x 12'0 (3.96m x 3.66m)

Coving, ceiling rose, wooden fireplace surround with marble hearth and inset and electric fire. Central heating radiator and double glazed windows to side and front.



Middle Sitting Room - 12'11 x 13'0 (3.94m x 3.96m)

Wooden fireplace surround, marble hearth and inset and electric fire. Ceiling rose, coving, central heating radiator and double glazed window to side.

Rear Sitting Room - 13'1 x 12'10 (3.99m x 3.91m)

Dado rail, coving, central heating radiator and double glazed window to side.

Kitchen - 9'3 x 12'5 (2.82m x 3.78m)

Base units and wall cupboards with contrasting melamine working surfaces providing "L" shaped worktop, base unit, "Range" cooker reveal with stainless steel splashback and extractor hood. Single base unit, double base unit and single base unit. A range of eye level wall and display cabinets. Further "L" shaped worktop, base unit, five tier drawers, corner base unit, inset stainless steel sink with mixer tap, base unit and built-in dishwasher. Further range of eye level wall cupboards and plate rack. Tiled surround to the working surfaces, coving, halogen downlighters, ceramic tiled floor, double glazed window to rear and PVCu double glazed door to

Utility/Porch - 3'9 x 12'0 (1.14m x 3.66m)

Plumbing for a washing machine, ceramic tiled floor, double glazed windows to rear and side and PVCu double glazed door to yard.



A staircase leads from the rear sitting room to a first floor landing with coving and from which radiate:-

Bedroom 1 (front) 12'0 x 13'0 (3.66m x 3.96m)

Coving, built-in wardrobe with hanging rail and shelf, central heating radiator and double glazed windows to front and side.



Bedroom 2 (middle) 11'8 x 9'10 (3.56m x 3m)

Coving, central heating radiator and double glazed window to side.



Bedroom 3 (rear) 9'1 x 10'0 (2.77m x 3.05m)

Built-in store cupboard, hatch to loft space, central heating radiator, coving and double glazed window to side.

Bathroom - 12'6 x 9'5 (3.81m x 2.87m)

White suite providing shower cubicle in full height tiling with mains shower, pedestal wash hand basin with tiled splash, low flush WC, bidet and enamel bath in half height tiling with shower mixer off the pillar taps. Cupboard housing "Viessman" boiler, central heating radiator, ceramic tiled floor, hatch to loft space and obscure double glazed window to side.



Externally

Separate garden to the rear of the property with borders containing mature trees and shrubs and



Outside Toilet - 3'11 x 10'0 (1.19m x 3.05m)

Low flush WC and pedestal wash hand basin with tiled splash. Ceramic tiled floor, perspex roof and obscure double glazed window.

Tenure

The agents are advised that the property is Freehold although they have not seen the legal documents to verify this. Confirmation should be obtained by reference to the title deeds.

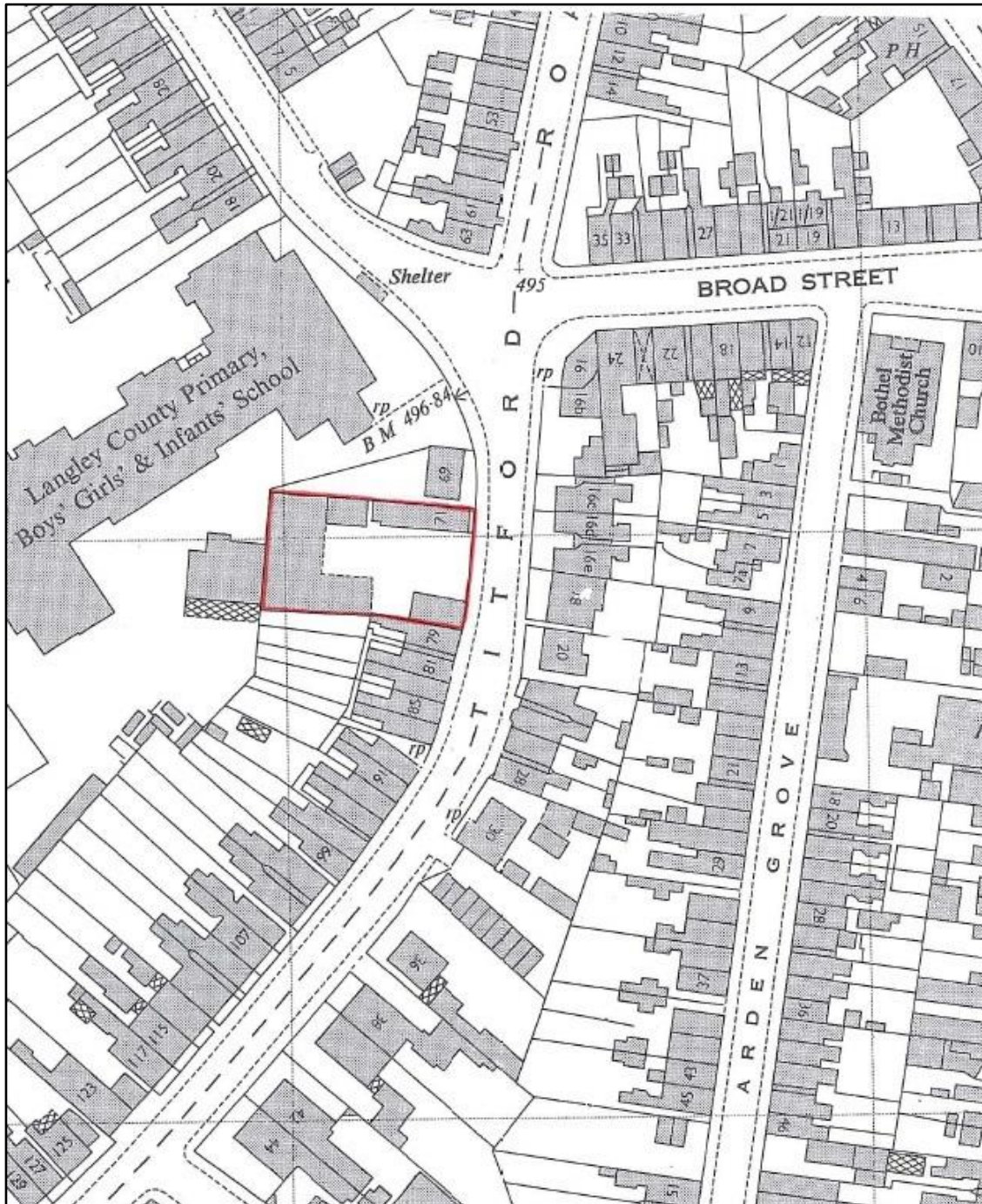
Services & Apparatus

The agents have not tested any appliances, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The buyer should obtain confirmation from their solicitor or surveyor.

Vacant possession on completion.

Viewing

By arrangement with the Selling Agent.



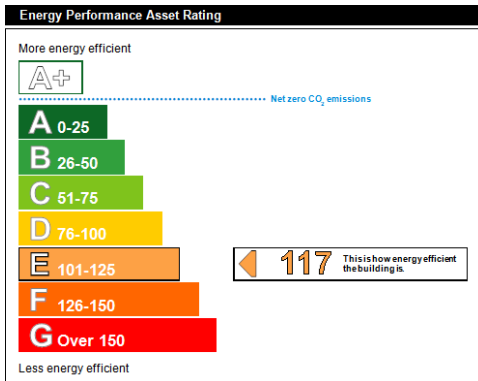
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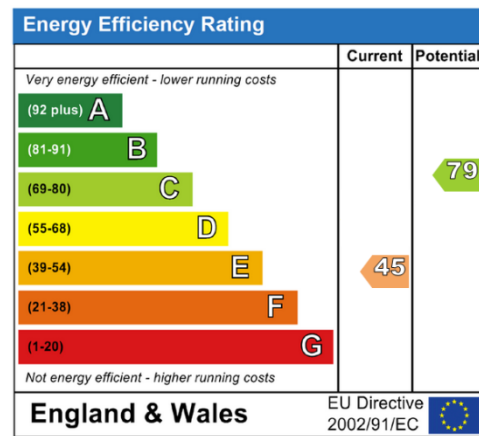
Tom Giles & Co
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OLDBURY
B69 3AD

EPC RATING

COMMERCIAL



RESIDENTIAL



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