

**TOM GILES
& CO**

11 Church Street, OLDBURY, B69 3AD
Telephone: 0121 552 6171 Fax: 0121 552 9101
Email: general@tomgiles.net

team

Established 1958



Offers in the region of £169,950
108 Hill Top Road, OLDBURY, B68 9DY



www.tomgiles.net



Tom Giles & Co., are pleased to offer this end terraced house situated in a corner location and having the potential for extension subject to planning. Having the benefit of off road parking for numerous vehicles and larger than average rear garden. Situated in a quiet cul-de-sac location in a popular and convenient residential area, within walking distance of shopping facilities at George Road/Pottery Road and also Brandhall Road/Pound Road. Public transport service links are also close by providing access into Oldbury, Bearwood, Birmingham and other surrounding areas. There are also schools available in the area for all age groups.

Warranting full internal inspection to appreciate the accommodation being offered and the potential for further extension (subject to planning).

Of brick construction, the property has the benefit of double glazing, gas central heating and the installation of a new boiler only three months ago with a seven year guarantee.

Setback from the roadside behind a block paved and tarmac driveway providing parking for numerous vehicles. The internal accommodation is approached by means of a PVCu double glazed door to

ENTRANCE HALL

Central heating radiator and laminate floor covering.

LOUNGE - 12'7 x 13'2 (3.84m x 4.01m)

Wooden fireplace surround, tiled inset and pebble effect fire on marble hearth. Central heating radiator, gas meter cupboard and double glazed window.

UNDERSTAIRS STORE CUPBOARD

Electric meter and obscure double glazed window to side.

DINING KITCHEN - 13'7 x 10'0 (4.14m x 3.05m)

Central heating radiator, laminate floor covering, "L" shaped working surface with three tier drawers, inset stainless steel sink with mixer tap and double base unit. Single base unit, appliance space and cooker reveal. Tiled surround to the working surface, wall mounted "Ideal Logic" combination boiler, double glazed window to rear and PVCu double glazed door to rear garden.



UTILITY/SOWER ROOM - 8'8 x 6'6 (2.64m x 1.98m)

Half height tiling, grey pedestal wash hand basin, shower cubicle in full height tiling with "Aqualisa" shower and low flush WC. Ceramic tiled floor, plumbing for a washing machine and obscure double glazed window to side.



A staircase leads from the entrance hall to a first floor landing with double glazed window to side, hatch to loft space and from which radiate:-

BEDROOM 1 (rear) 10'5 x 8'9 min (3.18m x 2.67m min)

Built-in wardrobes with sliding doors, one being mirrored, hanging rails and shelves. Central heating radiator and double glazed window.

BEDROOM 2 (front) 13'0 max x 8'6 (3.96m max x 2.59m)

Central heating radiator and double glazed window.

BEDROOM 3 (front) 9'11 max x 8'2 max (3.02m max x 2.49m max)

Built-in store cupboard over stairhead, central heating radiator and double glazed window.



BATHROOM - 5'4 x 7'1 (1.63m x 2.16m)

White suite in full height tiling providing pedestal wash hand basin, low flush WC and panelled bath. Ceramic tiled floor, central heating radiator and obscure double glazed window.

EXTERNALLY

Block paved area to front and tarmac driveway leading round the side of the property creating parking for quite a number of vehicles. Side

borders containing flowering shrubs, cold water tap and gate forming a trademans entrance to the rear of the property.



To the rear of the property is a block paved patio area with side gate forming a trademans, brick retaining wall and steps up to large "L" shaped garden with lawn, central footpath, chipping stone area and further paved patio area. To the left hand side is a large lawned area with corner rockery and mature trees. The whole of the garden is enclosed by fencing.

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.

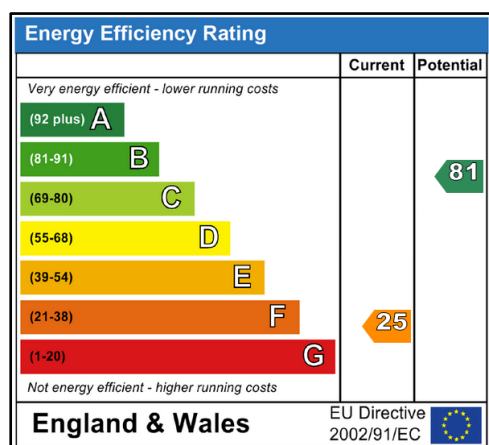
Vacant possession on completion.

VIEWING

By arrangement with the Selling Agent.

FIXTURES & FITTINGS

Excluded from the sale unless referred to herein.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. Neither has the Agent checked the legal documentation to verify the legal status of the property or of the validity of any guarantee. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before traveling to see a property. The sales particulars may change in the course of time and the interested party is advised to make final inspection of the property prior to the exchange of contracts. For further information about the Consumer Protection from Unfair Trading Regulations 2008 see <http://www.legislation.gov.uk/ukSI/2008/1277/contents/made>

THE MISREPRESENTATION ACT 1967: These details are prepared as a general guide only and should not be relied upon as any basis to enter into a legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statements made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss, other than when specific written confirmation has been requested.

THE DATA PROTECTION ACT 1988: Please note that all personal information provided by the customers, wishing to receive information and/or services from the Agent will be processed by the Agent. The TEAM Association Consortium Company, of which it is a member, and TEAM Association Limited for the purpose of providing services associated with the business of an Estate Agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify the Agent.

VAT: All figures quoted are exclusive of VAT where applicable.