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**TOM GILES & Co**

Established 1958



## 3D Church Street, OLDBURY, B69 3AD

**£450 pcm**

**Deposit £515**



An opportunity to let newly converted First Floor Studio Flat above the new Papa John's and Phone Shop in Oldbury Town Centre. Ideal for single occupant.

EPC Rating C



An opportunity to let newly converted first floor studio flat situated above the new Papa John's & Phone Shop in Oldbury Town Centre, right opposite the Citizen's Advice Bureau and Sandwell Council House.

The first floor accommodation was previously used as offices by Natwest Bank and have been fully converted with all regulations to provide Residential Accommodation.

Oldbury Town Centre offers excellent shopping facilities with Sainsburys and major retails stores on the Oldbury Green Retail Park, together with small independent shops within the Town Centre. There are good public transport service links as Oldbury are one of West Midlands Travel major hubs providing links to all over the West Midlands Area by bus, including Walsall, West Bromwich, Wolverhampton, Dudley, Halesowen and off course Birmingham City Centre. Also situated within a quarter mile of the Town Centre is Sandwell & Dudley Railway Station on the main West Coast Line providing access into Birmingham City Centre, Wolverhampton and also Coventry and Euston London, together with the North and South West.

The centrally heated and double glazed Studio flat is accessed via a communal entrance at the front and rear of the property via entry phone and electronic entry. The communal area and staircases access a shared first floor landing with automated lighting system, a hard-wood solid fire door entrance access

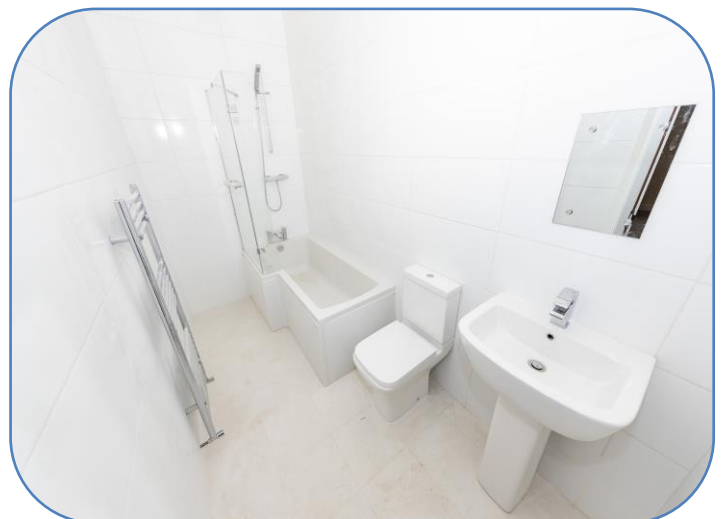
**Lounge and Bedroom Area** - 18'3 max x 22'0 max x 16'6 min (5.56m max x 6.70m max x 5.02m min)

Containing two central heating radiators and two double glazed windows both with vent bars, loft hatch access, three ceiling light points and TV/Satellite distribution aerial connection box, central heating thermostat and time clock control and entry phone system. Newly laid carpet and vertical blinds to window openings.



**Kitchen** - 9'9 x 6'0 (2.97m x 1.83m)

Gloss white floor mounted kitchen units comprising of L-Shaped base storage cupboards, drawer stack unit, Lamona electric fan-assisted oven, four-ring Lamona gas hob with extractor over, white bevelled ceramic tiled splashes above worktop surface with single drainer sink unit with hot and cold mixer tap. High level storage cupboards, built-in cupboard containing Worcester combination central heating boiler with built-in thermostat and controls and separate wireless control unit. Plumbing installed for automatic washing machine and provision for under-counter fridge only. Heat detector, central heating radiator and double glazed window containing vent bar and ceramic tiled floor.



**Bathroom** - 10'5 x 4'9 (3.17m x 1.45m)

Fully tiled walls, white L-shaped panel bath with glass splash-back shower screen, chrome mixer taps along with chrome thermostatic shower mixer unit, pedestal wash-hand basin, close-coupled W.C. and toilet cistern. Timed extractor fan to ceiling and vertical chrome ladder towel rail. Ceramic tiled flooring.

## Outside

To the rear is a service yard which CANNOT be used for parking during business hours between 7.30 a.m. and 6.00 p.m. However, outside of those times you are able to park within the service yard area.

## Fixtures and Fittings


Excluded from the tenancy unless referred to herein.

## Immigration Act 2014

We are now required by Law to check the Immigration Status of ALL Applicants for our rented properties including UK and EEC born.

## Viewing

By arrangement with the Letting Agent

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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