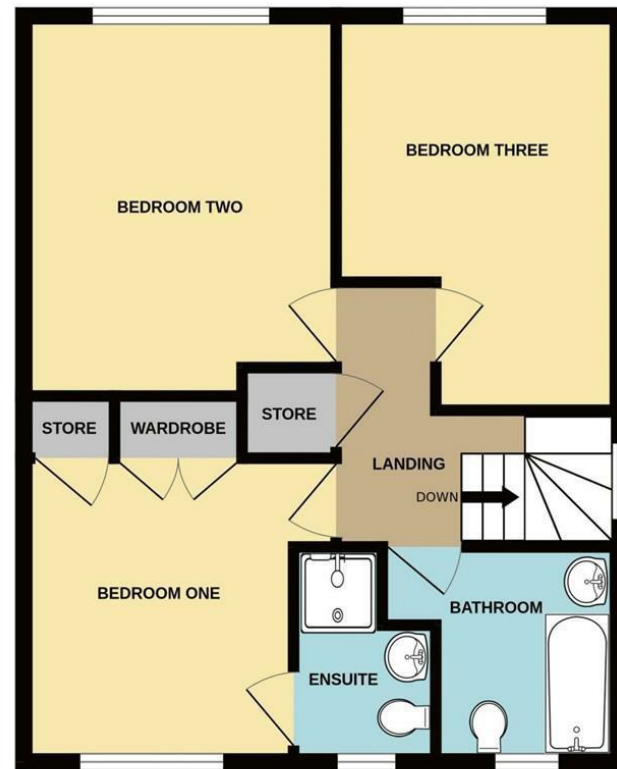
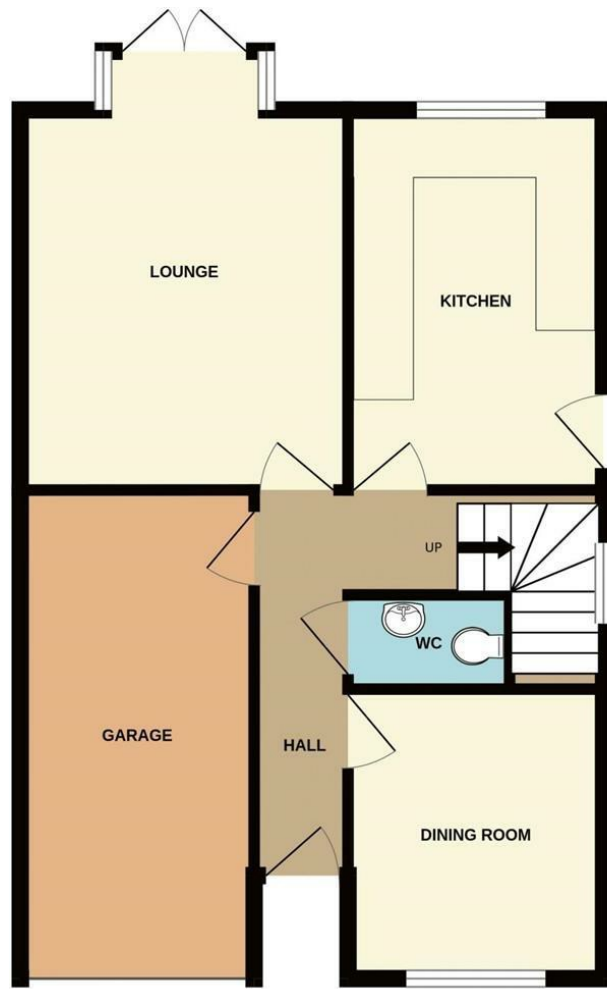
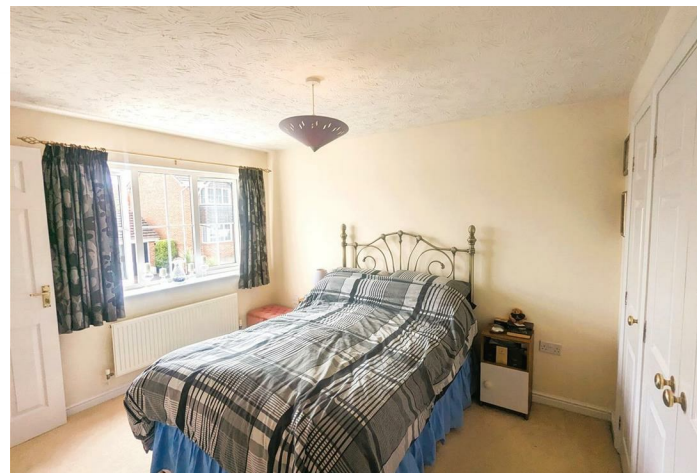


72 Trafalgar Road, Oldbury, B69 1RE



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Hicks Hadley

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****LOOKING TO UP SIZE, THIS HOME COULD BE PERFECT FOR YOU** **THREE DOUBLE BEDROOMS**
****AMENITIES GALORE******

Hicks Hadley are proud to welcome to the market this beautifully presented and immaculately looked after three bedroom detached property situated perfectly for great schools, shops and transport links with easy access to the motorway. This home not only offers a double driveway and an integral garage but also a private and stylishly landscaped low maintenance garden perfect for those BBQ nights. This property briefly comprises: Entrance hallway, Reception room to the right and integral door into the garage on the left, A second reception room with patio doors into the rear garden, Kitchen also has a side access door to the side of the property. On the First floor sits a large landing area, a family bathroom, Three great size double bedrooms with bedroom one having built in cupboard space and ensuite.

Viewing is essential to appreciate the size and location. DO NOT MISS OUT CALL US TODAY ON 0121 585 6667.

Hicks Hadley

Offers Over £330,000 - Freehold



Entrance Hallway

Light fixtures to ceiling, Access to Integral garage, Dining room, lounge and kitchen. Gas central heating radiator fitted to inside wall.

W.C 3'0" x 5'9" (0.91m x 1.75m)

Fitted with baton style light fixture to ceiling. Gas central heating radiator fitted to the inside elevation.

Dining Room 9'10" x 8'8" (3.00m x 2.64m)

Double glazing window to the front elevation, Gas central heating to the front elevation wall, Light fixture to the ceiling.

Lounge 14'11" x 11'2" max (4.55m x 3.40m max)

Gas central heating to the inside elevation wall, Light fixture to the ceiling, Electric feature fireplace to the side central elevation wall, Patio style glass panel doors into the rear garden with double glazing panels both side to allow much natural light through

Kitchen 13'4" x 8'8" (4.06m x 2.64m)

Access door to the side of the property, Spot lights fitted to the ceiling, Ample unit space, Double glazed window fitted to the rear elevation, Space for fridge freezer and washing machine, One and half bowl sink with mixer tap fitted, Partially tiled walls, Gas hob and electric oven fitted with pull out extractor fan, Worcester boiler fitted to corner wall mounted.

Landing

Side elevation double glazing with privacy panel, Cupboard space and light fixture to ceiling.

Bedroom One 11'4" x 11'2" (3.45m x 3.40m)

Double glazing fitted to the front elevation, Light fixture to ceiling, Ample built in cupboard space, Access door to the En suite. Gas central heating radiator to the front elevation. Three double sockets and tv point wall mounted.

Bedroom Two 13'1" x 10'7" (3.99m x 3.23m)

Double glazing window to the rear elevation, Gas central heating radiator fitted to the rear elevation, Light fixture to the ceiling, Three double sockets fitted.

Bedroom Three 13'2" x 9'7" (4.01m x 2.92m)

Double glazing window fitted to the rear elevation, Gas central heating fitted to the rear elevation, Light fixture to the ceiling, Two double sockets fitted.

Family Bathroom 7'5" x 5'10" (2.26m x 1.78m)

Gas central heated radiator fitted to the inside elevation wall, Light fixture to the ceiling, Double glazing obscure glass fitted to the front elevation, White bath panel with shower head connected, Sink and W.C. Vinyl style flooring fitted.

En Suite 7'5" x 4'10" (2.26m x 1.47m)

Double glazing obscure glass fitted to the front elevation, Shower cubicle with thermostatic shower fitted, White sanitary ware, Partially tiled walls.



External

Tarmac double driveway with access to the garage, Lawn and stones fitted to the front of the property, 24/7 CCTV fitted, Side access to both sides of this property, To the rear garden sits a large patio area with steps up to a beautiful landscaped lawn area with shed base. This private garden really is created to be the perfect private summer position for family time.

AGENT NOTES

All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :D

EPC :C

Tenure Information :FREEHOLD, has a service charge of approx £160 per annum to maintain communal areas.

Any other Material Facts :Brick build with tile roof

