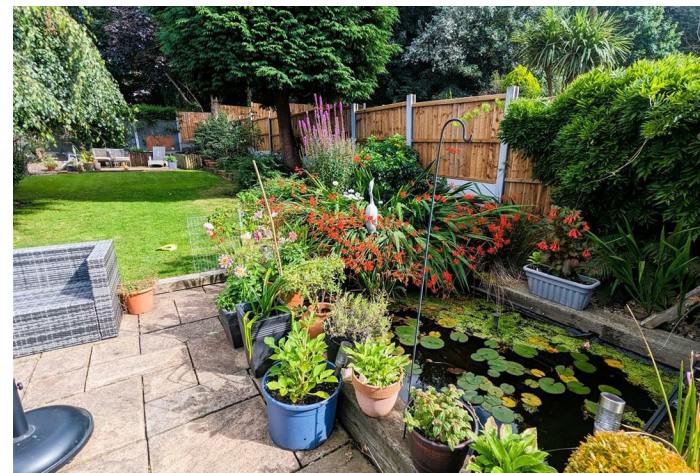


7 Beech Road, Oldbury, B69 1TX



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Hicks Hadley

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****NO UPWARD CHAIN** ** IMMACULATELY PRESENTED THROUGHOUT****

Hicks hadley are proud to welcome to the market this beautifully presented three bedroom semi detached property in one of the most popular and convenient of locations, With popular schools, transport links and amenities nearby. The property briefly comprises: Porch, Large Entrance hallway, Large Re-fitted kitchen/dining space with all the mod cons fitted, A dual aspect lounge with access to beautifully maintained rear garden. On the first floor sits three great size bedrooms all fitted with bespoke wardrobes and a family bathroom. The property further benefits from an integral garage, Double glazing and central heating throughout. **VIEWING HIGHLY RECOMMENDED**, Call Hick hadley today on 0121 585 6667 to book yours.

Offers In The Region Of £310,000 - Freehold

Hicks Hadley



Entrance Hallway 13'5" x 5'8" (4.09m x 1.73m)
 Gas central heating radiator fitted to the side elevation, under stairs cupboard fitted, access to the lounge, kitchen and stairs.

Lounge/Diner 24'3" 12'0" max (7.39m 3.66m max)
 Double glazed bay style window fitted to the front elevation, double glazed patio style doors fitted to the rear elevation allowing much natural sunlight through, gas style feature fire place to the lounge area.

Kitchen I shape (I shape)
 Double glazed windows fitted to the rear and side elevation with access door to the rear garden and garage, five ring gas hob fitted, modern shaker style kitchen unit with ample unit and drawer space, Quartz worktops with one and a half bowl built in sink and drainer that is partially tiled above worktops in a brick effect, integrated, dishwasher, wine cooler, double oven and microwave with space for an American style fridge / freezer with bespoke housing, breakfast bar style in a separate space perfect for socialising. Under counter task lighting, tall graphite style radiator fitted to the inside elevation.

Landing 6'8" x 5'5" (2.03m x 1.65m)
 Access to three bedrooms and family bathroom, with loft access, double glazed window fitted to the side elevation.

Bedroom One 13'0" x 10'8" (3.96m x 3.25m)
 Double glazed window fitted to the front elevation , gas central heated radiator fitted to the front elevation, bespoke fitted wardrobes.

Bedroom Two 11'0" x 10'3" (3.35m x 3.12m)
 Double glazed window fitted to the rear elevation, gas central heating radiator fitted to the rear elevation.

Bedroom Three 9'7" x 7'0" (2.92m x 2.13m)
 Double glazed window fitted to the front elevation, gas central heating radiator fitted to the side elevation, bespoke style wardrobes fitted,.

Family Bathroom 8'2" x 6'7" (2.49m x 2.01m)
 Double glazed obscured glass window's fitted to the side and rear elevation allowing natural sunlight through ,bath with electric shower fitted over head, chrome style towel radiator fitted to the side elevation, Low flush toilet fitted, sink with built in unit space.

External
 The front of the property benefits ample off road parking , with a corner planting area, to the rear of the property sits a large slabbed patio , a pond , a well sized lawn area the garden is beautifully landscaped with an additional seating area to the rear end of the garden.



Agent Notes
 PUT IN ADDITIONAL NOTES SECTION UNDER ROOMS

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 :C



EPC :TBC

Tenure Information :FREEHOLD

Any other Material Facts :Traditional brick and render with tiled roof, Please note some planting to the rear garden will be removed on completion, All information has been provided by the vendor ,please confirm all details with a chosen solicitor.

Garage
 Access to via the front of the property and internally, Light and electricity, W.C.

