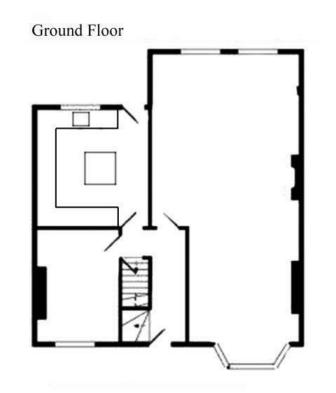
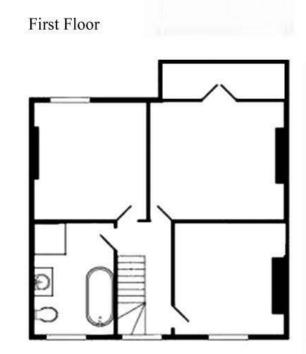
### 85 Dingle Street, Oldbury, B69 2DZ





FOR GUIDE PURPOSES CNLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of purpose of the purpose of purpose of the purpose of purpose of the purpose of purposing a guide and is not intended to be





# Hicks Hadley



## **85 Dingle Street, Oldbury**

### Hicks Hadley

13 Hagley Road Halesowen West Midlands B63 4PU



0121 585 66 67



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https://www.hickshadley.c

\*\* A MUST SEE PROPERTY FOR THOSE SEEKING A SPACIOUS AND INVITING DETACHED PROPERTY \*\*

A superbly presented, unique and ultra spacious three bedroom detached period residence in this most popular of locations for all local amenities. The property briefly comprises: entrance hall, spacious open plan lounge/diner, separate sitting room, fitted kitchen with island, three double bedrooms and impressive family bathroom to first floor. The property further benefits from: long tandem garage and private rear garden with brick built store. EARLY VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND QUALITY OF THE ACCOMODATION. EPC: TBA

Offers In The Region Of £325,000 - Freehold







#### **Entrance Hall**

With central heating radiator, stairs to first floor and doors into:

Fitted Kitchen 12'9 x 12'6 (3.89m x 3.81m)
Having matching wall and base units with worktops over, five ring gas hob Montpellier cooker, extractor over, single sink unit, space for fridge freezer, island, plumbing for automatic washing machine, space for dryer, wall mounted Baxi boiler, splash back tiling, central heating radiator, double glazed window to rear elevation and door into garden.

Sitting Room 11'11 x 9' (max) (3.63m x 2.74m (max))

With central heating radiator and double glazed window to front elevation.

#### Cellar

Offering useful storage space.

Spacious Open Plan Lounge/Diner 33' x 15'9 (max) (10.06m x 4.80m (max))
Having feature fireplace, gas fire, two central

heating radiators and two double glazed windows to rear elevation.

#### Landing

With central heating radiator, double glazed window to front elevation and doors into:

Bedroom One 15'8 x 13' (4.78m x 3.96m)
With central heating radiator and double glazed
French doors on to open roof top terrace to the
rear elevation.

Bedroom Two 12'10 x 12'7 (3.91m x 3.84m) With loft hatch, central heating radiator and double glazed window to rear elevation.

Bedroom Three 11'11 x 11'11 (3.63m x 3.63m) With central heating radiator and double glazed window to front elevation.

Impressive Bathroom 11'11 x 8'11 (3.63m x 2.72m)

Having suite to include: free standing bath, walk in shower cubicle, vanity wash hand basin, central heating radiator, tiled flooring and obscured double glazed window to front elevation.

Tandem Garage 31'8 x 7' (9.65m x 2.13m)
With useful storage space, accessible from front and rear of the property.



#### **Outside**

Front: With low level wall, steps up to front door and dropped kerb for garage access.

Rear: With steps down to rear garage entrance, patio, lawn and stores.

Store 13'9 x 8' (4.19m x 2.44m)
Brick built store with window to side elevation.

#### **Agents Note**

We have been informed that the property is freehold. Please check this detail with your solicitor.

COUNCIL TAX BAND: C



All main services are connected.

Broadband/Mobile coverage- please check on link-//checker.ofcom.org.uk/en-gb/broadband-coverage

EPC: D

