

# ENGLANDS



16 Edward Road

Oldbury, Birmingham, B68 0LY

£367,000





## PROPERTY DESCRIPTION

Extended and exceptionally well-maintained, this three bedroomed semi-detached property certainly warrants a viewing. Located on Edward Road, Oldbury, this property is convenient for Birmingham City Centre, Harborne, Edgbaston and local motorway connections to the M5 and M6.

Edward Road runs between Bleakhouse Road and Albert Road, parallel to Castle Road West. Briefly comprises: good sized driveway, spacious through lounge/dining room, extended kitchen, garage, three bedrooms, one with luxurious en-suite shower room and a family bathroom. The rear garden is delightful and has a range of established evergreens and trees.



Tel: 01214271974



## PORCH

Cupboards house the utility meters.

Ceiling light point with part glazed original inner door and leaded light stained-glass details are present with lovely glazed side panels.

## HALLWAY

Having feature wall panels, wall-mounted radiator and ceiling light point with ornate ceiling rose. Stairs rise to first floor accommodation with convenient under stairs storage cupboard.

## KITCHEN

4.10m max x 2.91m (13'5" max x 9'6")

Having a range of matching gloss-fronted wall and base units, one and a half bowl composite sink drainer with mixer tap, composite work surfaces, UPVC double glazed windows overlooking the rear garden. Integrated appliances include double electric oven and fridge and freezer.

Siemens induction hob with wall mounted extractor fan above Tiled floor. Peninsula unit with seating, wall-mounted radiator, recessed ceiling spotlights and decorative coving, part glazed door through to covered side area.

Having ceiling light point, Tiled floor, double glazed UPVC door to the rear garden, and further part glazed door leading to the garage.

## LOUNGE/DINING ROOM

9.49m max x 3.91m max (31'1" max x 12'9" max)

Having UPVC double glazed bay window overlooking the front, with leaded light detailing. Six wall lights and two ceiling points, three radiators and feature fireplace. Marble style surround, insert and hearth, coving to ceiling and UPVC double glazed French doors opening out to the garden plus further double glazed UPVC windows.

## BEDROOM ONE

5.07m max x 3.64m max in to bay (16'7" max x 11'11" max in to bay )

Spacious bedroom having double glazed UPVC bay window overlooking the front with leaded light detailing, wall-mounted radiator, further UPVC double glazed window and two ceiling light points with ornate ceiling rose. Full height fitted wardrobes with further fitted dressing table unit with drawers and door through to:

## ENSUITE

Splendid en-suite shower room. Having fully tiled walls and floor, large walk-in shower cubicle with wall mounted shower and one drench shower head plus one further handheld shower head. Vertical radiator, wash hand basin with mixer tap over and vanity storage below. Low flush WC with concealed cistern, double glazed UPVC obscured window and recessed ceiling spotlights.

## BEDROOM TWO

3.93m max x 3.37m max (12'10" max x 11'0" max)

Having fitted wardrobes and overhead cupboards with dressing table unit, wall-mounted radiator and double glazed UPVC window overlooking the rear garden. Ceiling light point with ornate ceiling rose and coving to ceiling.

## BEDROOM THREE

4.47m max x 2.29m max (14'7" max x 7'6" max )

Having double glazed UPVC window to the rear elevation, wall-mounted radiator, fitted wardrobes with built-in drawers and a further dressing table unit. Coving to ceiling and ceiling light point with ornate ceiling rose.

## BATHROOM

2.34m max x 1.78m max (7'8" max x 5'10" max)

Being recently refitted and having panel bath with central mixer tap, wall mounted shower plus folding glass side screen. In addition, obscured double glazed UPVC window with fitted blinds, low flush WC with concealed cistern spotlights. Full complementary tiling to walls and wall mounted wash hand basin with mixer tap over and vanity storage below with vertical radiator and wall-mounted mirror.

## REAR GARDEN

Delightful garden having raised paved patio area with balustrade details. The lawn has been well-maintained with fence panels to three sides and borders with a range of evergreen shrubs and trees next to the garden shed.

## GARAGE

Having electric up-over door, ceiling light point, plumbing for washing machine and tumble dryer. A newly-fitted wall mounted boiler (VIESSMANN.)

## ADDITIONAL INFORMATION

Council Tax: D

Tenure: Freehold

Property is going through probate.



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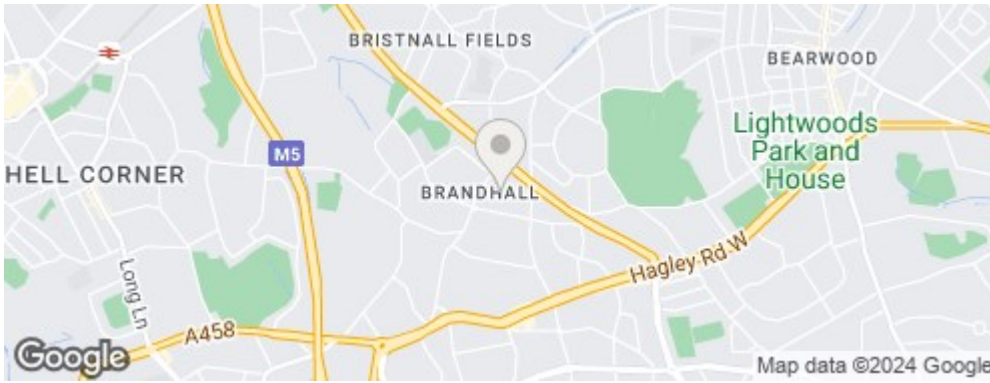




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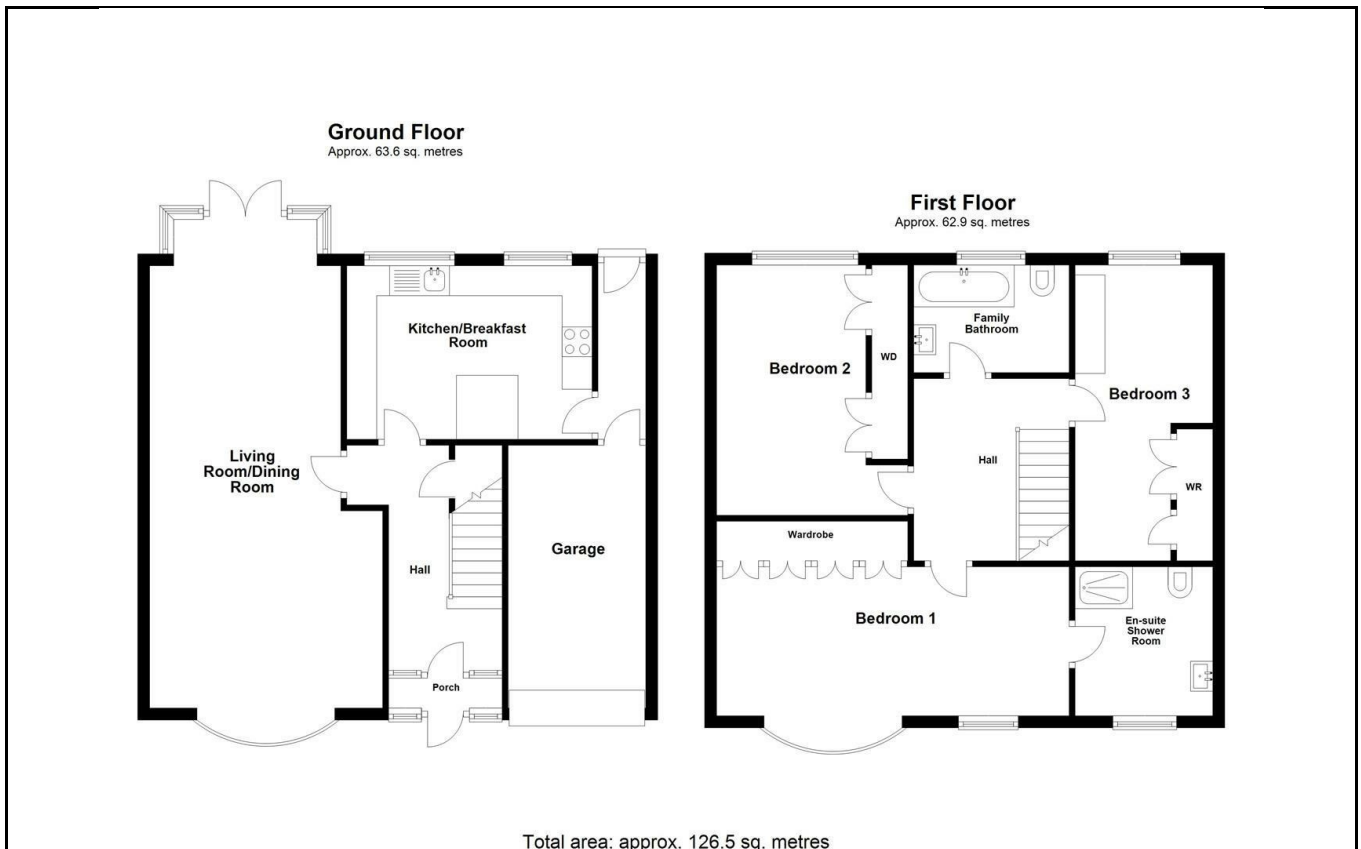
## ROAD MAP



## ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## FLOOR PLAN



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