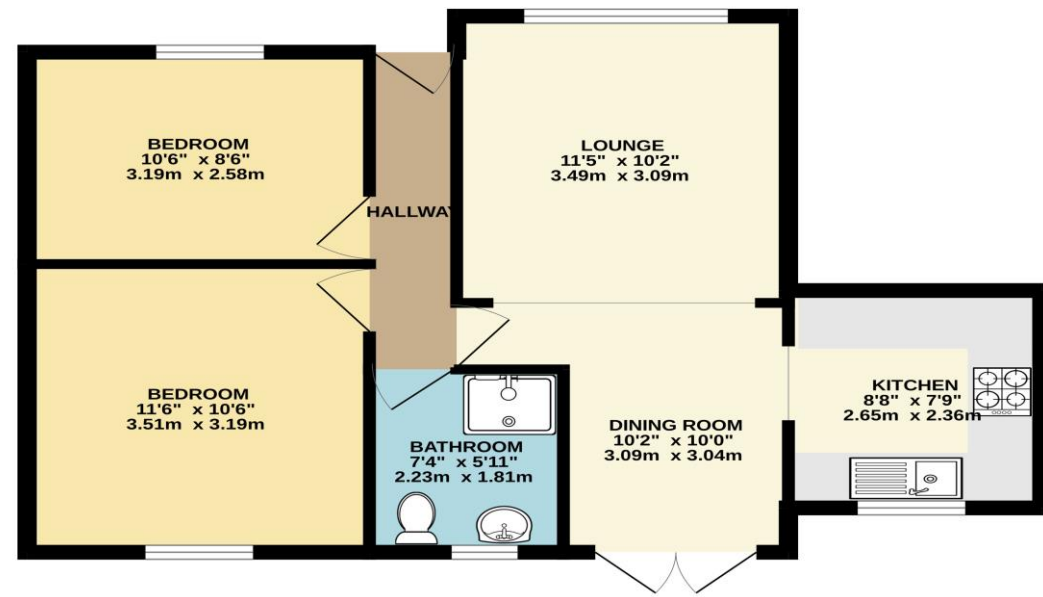
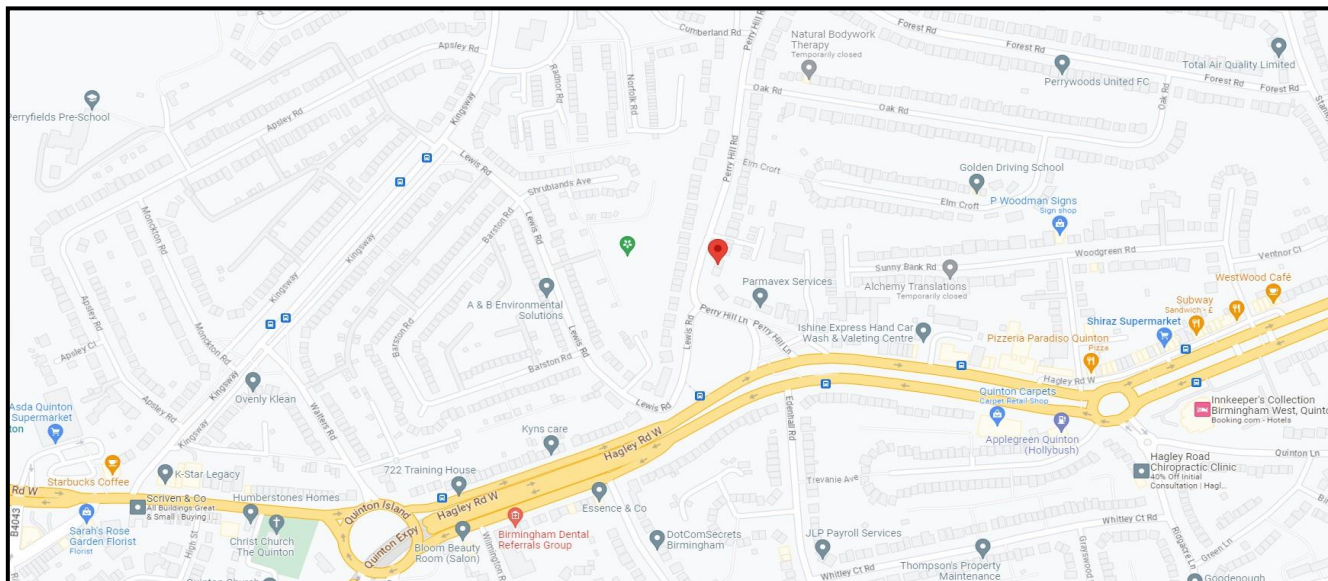


18 Birmingham Street, Oldbury, West Midlands, B69 4DS  
 T: 0121 544 4554 E: info@innovate-ea.co.uk

GROUND FLOOR  
 547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 547 sq.ft. (50.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



Perry Hill Road, Oldbury, West Midlands, B68 0BJ

**Offers in the Region Of £275,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Innovate Estate Agents are delighted to present this TWO BEDROOM SEMI DETACHED BUNGALOW situated in Oldbury! The property boasts of FRONT DRIVEWAY allowing OFF ROAD PARKING, entrance hallway, LOUNGE/DINER, FITTED KITCHEN, bathroom, rear garden, double glazing and gas central heating throughout! Thanks to its sought after location the property has easy commute to Birmingham City Centre, a range of day to day amenities and transport links such as Lightwoods Park, Tesco Supermarket, Rowley Regis Train Station and M5 (Junction 3). EPC Rating: C. Council Tax Band: C. Admin Fees May Apply.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Plascom One Ltd as Innovate Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Plascom One Ltd trading as Innovate Estate Agents or the vendors.

Equipment: Plascom One Ltd trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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**Approach**

The property is approached via a stone chipped front driveway allowing off road parking, fore garden with shrubs and bushes and steps with handrails leading down to front entrance door.

**Entrance Hallway**

Having ceiling light point, power points, gas central heating radiator, access to loft space, wood effect laminate flooring, doors leading into both bedrooms, lounge and bathroom.

**Lounge/Diner**

Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, double glazed window to front elevation, gas fire with decorative surround, archway leading into dining area, French doors leading to rear garden and door leading into fitted kitchen.

**Fitted Kitchen**

8' 8" x 7' 9" (2.65m x 2.36m) Having ceiling light point, power points, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset bowl and a half stainless steel sink drainer unit with mixer tap, gas cooker point, plumbing for washing machine, space for fridge/freezer, tiling to walls and floor.

**Bedroom One**

11' 6" x 10' 6" (3.51m x 3.19m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to rear elevation.

**Bedroom Two**

10' 6" x 8' 6" (3.19m x 2.58m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to front elevation.

**Bathroom**

7' 4" x 5' 11" (2.23m x 1.81m) Having ceiling spot lights, gas central heated towel radiator, obscure double glazed window to rear elevation, bathroom suite comprises of built in shower cubicle with shower head attachment, vanity hand wash basin with hot and cold water taps, low level W/C, tiling to walls and floor.

**Rear Garden**

The rear of the property comprises of paved patio area with steps leading up to lawned area, brick built planters with mature shrubs and bushes, further paved seating area and fencing to its perimeters.