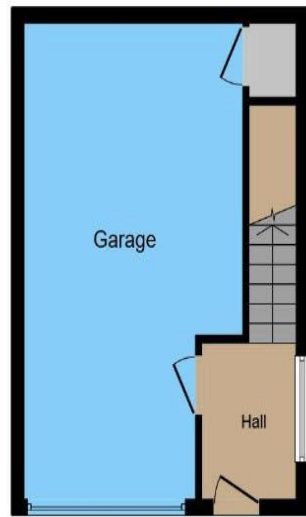
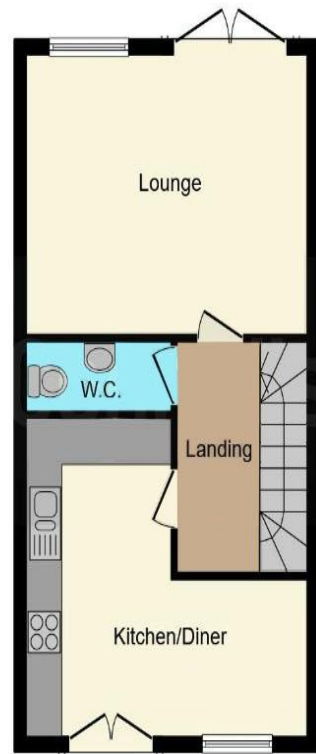


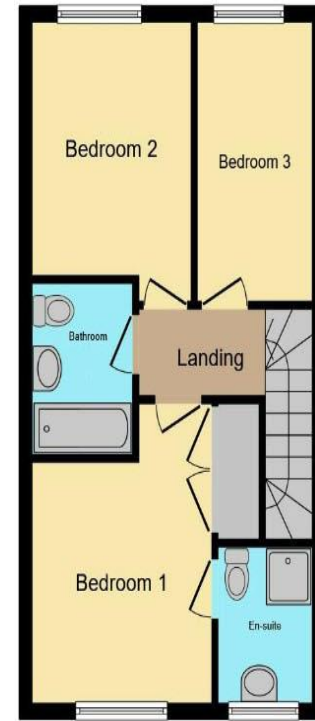
18 Birmingham Street, Oldbury, West Midlands, B69 4DS
 T: 0121 544 4554 E: info@innovate-ea.co.uk



Ground Floor

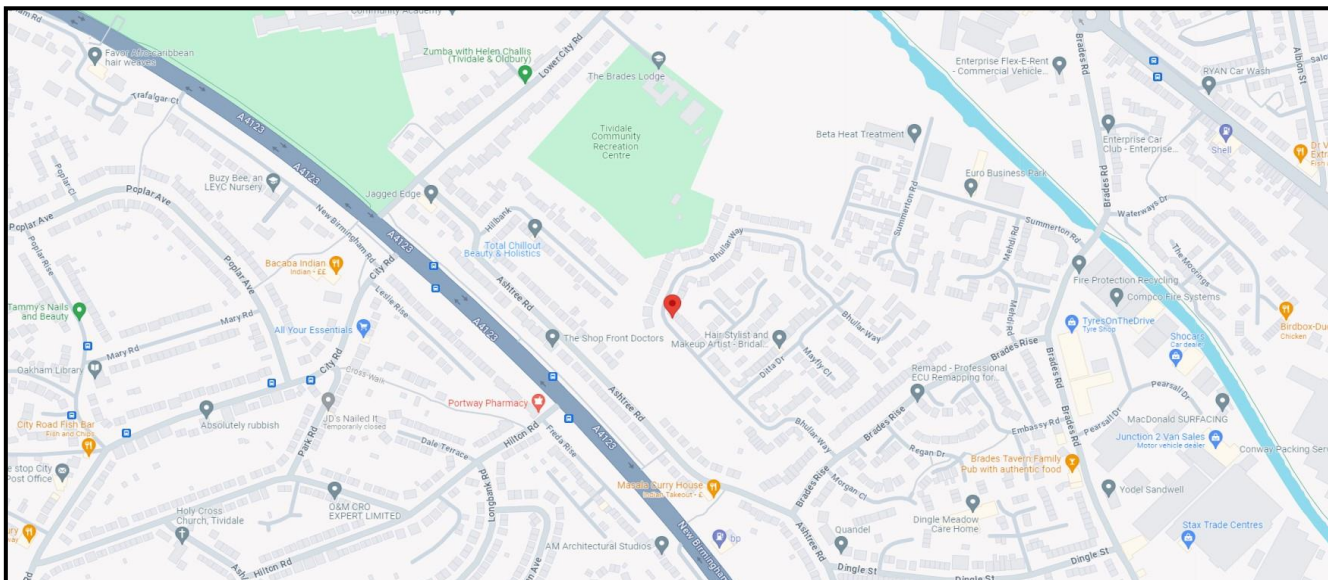


First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Bhullar Way, Oldbury, West Midlands, B69 2GJ

£299,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Innovate Estate Agents are delighted to present this THREE BEDROOM TOWN HOUSE situated in Oldbury! The property laid over three floors, boasts of FRONT DRIVEWAY allowing OFF ROAD PARKING, GARAGE, entrance hallway, LOUNGE, FITTED KITCHEN/DINER, guest W/C, EN-SUITE SHOWER ROOM to master bedroom, family bathroom, rear garden, double glazing and gas central heating throughout! Thanks to its sought after location the property has easy commute to a range of day to day amenities, educational facilities and transport links such as Ormiston Sandwell Community Academy, Oldbury Green Retail Park, Sainsbury's Supermarket, Sandwell & Dudley Train Station and (M5 Junction 2). 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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Lease Information

Years Remaining: 986 years remaining
 Service Charge: £130 per annum
 Ground Rent: £480 per annum
 Service Charge Review Period: TBC
 Ground Rent Review Period: TBC

DISCLAIMER: This information has been provided by a third party and have not been verified. We recommend you confirm this information with your conveyancer.

Approach

The property is approached via a tarmacadam front driveway allowing off road parking leading to up and over garage door and paved pathway leading to front entrance door.

Entrance Hallway

Having ceiling light point, gas central heating radiator, tiled flooring, double glazed window to side elevation, door leading to garage and stairs rising to first floor landing.

First Floor Landing

Having ceiling light point, stairs rising to second floor landing and doors leading into lounge, fitted kitchen, guest W/C.

Lounge

15' 7" x 12' 1" (4.75m x 3.68m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, double glazed window to rear elevation and French doors leading to rear garden.

Fitted Kitchen/Diner

15' 6" x 14' 7" (4.72m x 4.45m) Having ceiling spot lights, power points, gas central heating radiator, double glazed window to front 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, integrated four ring gas hob with cooker hood above, splash back, integrated oven, space for fridge/freezer, plumbing for washing machine, wood effect laminate flooring, dining area and French door to Juliet balcony.

Guest W/C

Having ceiling light point, gas central heating radiator, low level W/C, vanity hand wash basin with mixer tap and tiling to splash prone areas.

Second Floor Landing

Having ceiling light point and doors leading into all bedrooms and family bathroom.

Master Bedroom

13' 0" x 10' 0" (3.96m x 3.05m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation and door leading into en-suite.

En-Suite Shower Room

Having ceiling light point, gas central heating radiator, obscure double glazed window to front elevation, built in shower cubicle with thermostatic shower and shower head attachment, pedestal hand wash basin with mixer tap, low level W/C, tiling to walls and floor.

Bedroom Two

11' 1" x 8' 8" (3.38m x 2.64m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.

Bedroom Three

12' 1" x 6' 6" (3.68m x 1.98m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.

Family Bathroom

Having ceiling light point, gas central heating radiator, bathroom suite comprises of panel bath with mixer tap, pedestal hand wash basin with mixer tap, low level W/C, tiling to walls and floor.

Rear Garden

The rear of the property comprises of paved patio area laid to lawn and fencing to its perimeters.

Garage

20' 6" x 11' 8" (6.25m x 3.56m)