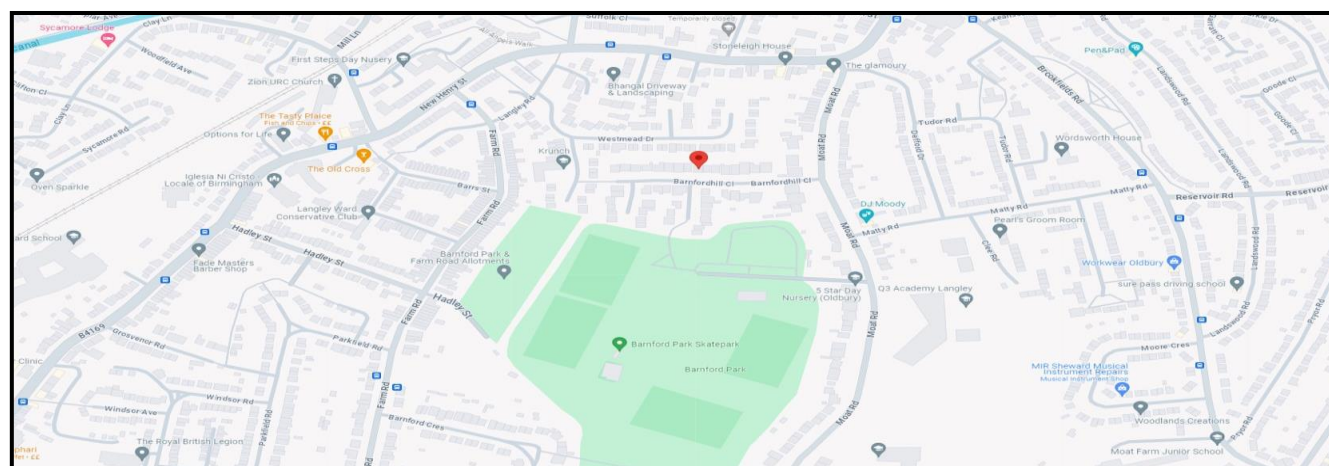


18 Birmingham Street, Oldbury, West Midlands, B69 4DS
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Barnfordhill Close, Oldbury, West Midlands, B68 8ES

£375,000

Innovate Estate Agents are delighted to present this **FOUR BEDROOM DETACHED PROPERTY** situated in Oldbury! The property boasts of **FRONT DRIVEWAY** allowing **OFF ROAD PARKING**, front entrance porch, entrance hallway, guest W/C, **LOUNGE**, **OPEN PLAN FITTED KITCHEN/LIVING & DINING SPACE**, utility room, **EN-SUITE** 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 Q3 Academy Langley, Bristnall Hall Academy, Moat Farm Junior School, Barnford Park, Asda Oldbury Supermarket, Langley Green Train Station and M5 (Junction 2). **EPC Rating: C. Council Tax Band: E. Admin Fees May Apply.**

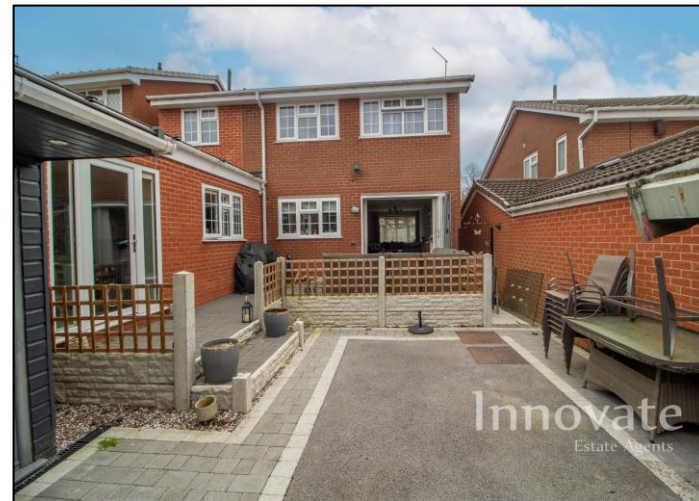
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 tarmacadam front driveway allowing off road parking leading to front entrance porch door.
Front Entrance Porch	Having ceiling light point, power points and door leading into entrance hallway.
Entrance Hallway	Having ceiling light point, power points, gas central heating radiator, doors leading into lounge, guest W/C and stairs rising to first floor landing.
Through Lounge	26' 7" x 10' 10" (8.09m x 3.29m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation, door leading to fitted kitchen and bi-folding doors leading to rear garden.
Guest W/C	Having ceiling spotlights with automatic sensor, gas central heated towel radiator, low level W/C, hand wash basin with mixer tap, tiling to splash prone areas and linoleum flooring.
Fitted Kitchen	14' 8" x 13' 0" (4.47m x 3.97m) Having ceiling spotlights, power points, two gas central heating radiators, 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 and instant hot water tap, integrated five ring electric hob with inset Bosch downdraft cooker hood, other integrated appliances include double oven, microwave, Neff Coffee machine, fridge/freezer, dishwasher, tiling to splash prone areas, Karndean flooring, door to storage cupboard, door leading into utility room and walkway leading into dining area.
Living/Dining Area	20' 10" x 6' 9" (6.35m x 2.07m) Having ceiling spotlights, power points, gas central heating radiator, double glazed window to side, Karndean flooring and door leading to rear garden.
Utility Room	Having ceiling spotlights, power points, gas central heating radiator, Karndean flooring, matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap and plumbing for washing machine.
First Floor Landing	Having ceiling light point, power points, gas central heating radiator, access to loft space, storage cupboard and doors leading into all bedrooms and family bathroom.
Master Bedroom	15' 0" x 14' 4" (4.57m x 4.38m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation, fitted wardrobes, cupboards and dressing table and door leading to en-suite shower room.
En-Suite Shower Room	7' 1" x 6' 0" (2.17m x 1.83m) Having ceiling spotlights, gas central heating radiator, obscure double glazed window to front elevation, suite comprises of built in shower cubicle with thermostatic shower and shower head attachment, vanity hand wash basin with mixer tap, low level W/C, tiling to splash prone areas and linoleum flooring.
Bedroom Two	13' 9" x 6' 9" (4.18m x 2.07m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation and fitted storage cupboard with sensor light.
Bedroom Three	11' 5" x 8' 10" (3.48m x 2.68m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation and fitted desk.
Bedroom Four	9' 1" x 7' 9" (2.77m x 2.35m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Family Bathroom	7' 9" x 6' 9" (2.35m x 2.07m) Having ceiling spotlights, gas central heated towel radiator, obscure double glazed window to rear elevation, bathroom suite comprises of L-shaped Jacuzzi bath with shower screen, thermostatic shower and shower head attachment above, matching wall units, vanity hand wash basin with mixer tap, low level W/C, panelling to walls and linoleum flooring.
Rear Garden	The rear of the property comprises of block paved patio seating area with steps leading to further patio area, shed and side gate providing access to the front of the property.
Outdoor Shed	11' 9" x 12' 1" (3.578m x 3.689m) Having ceiling light point and power points.