

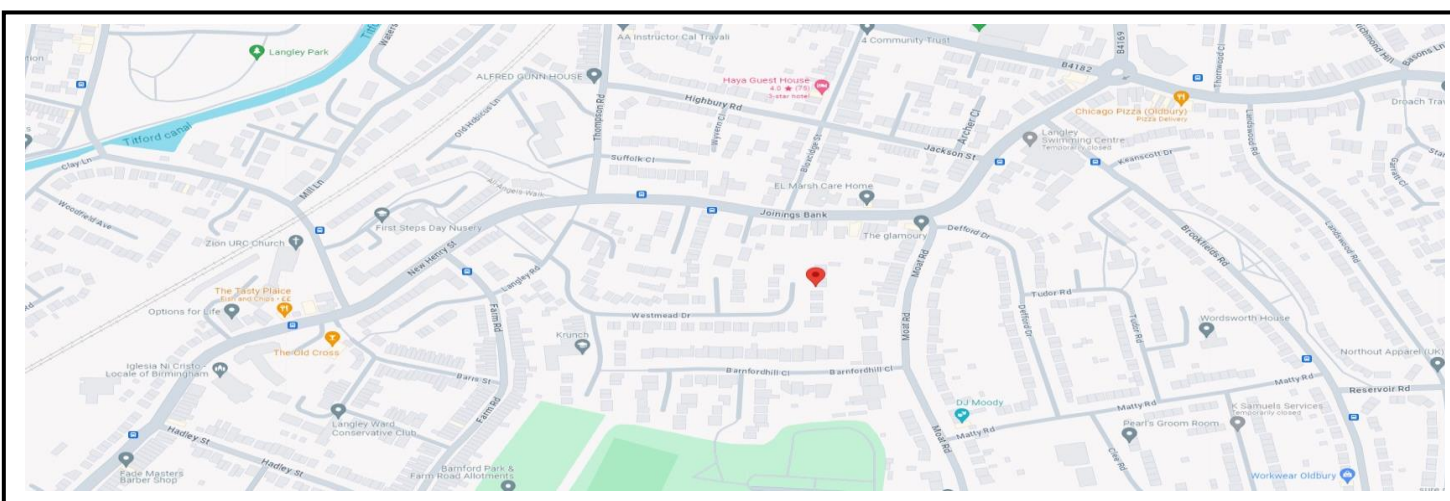
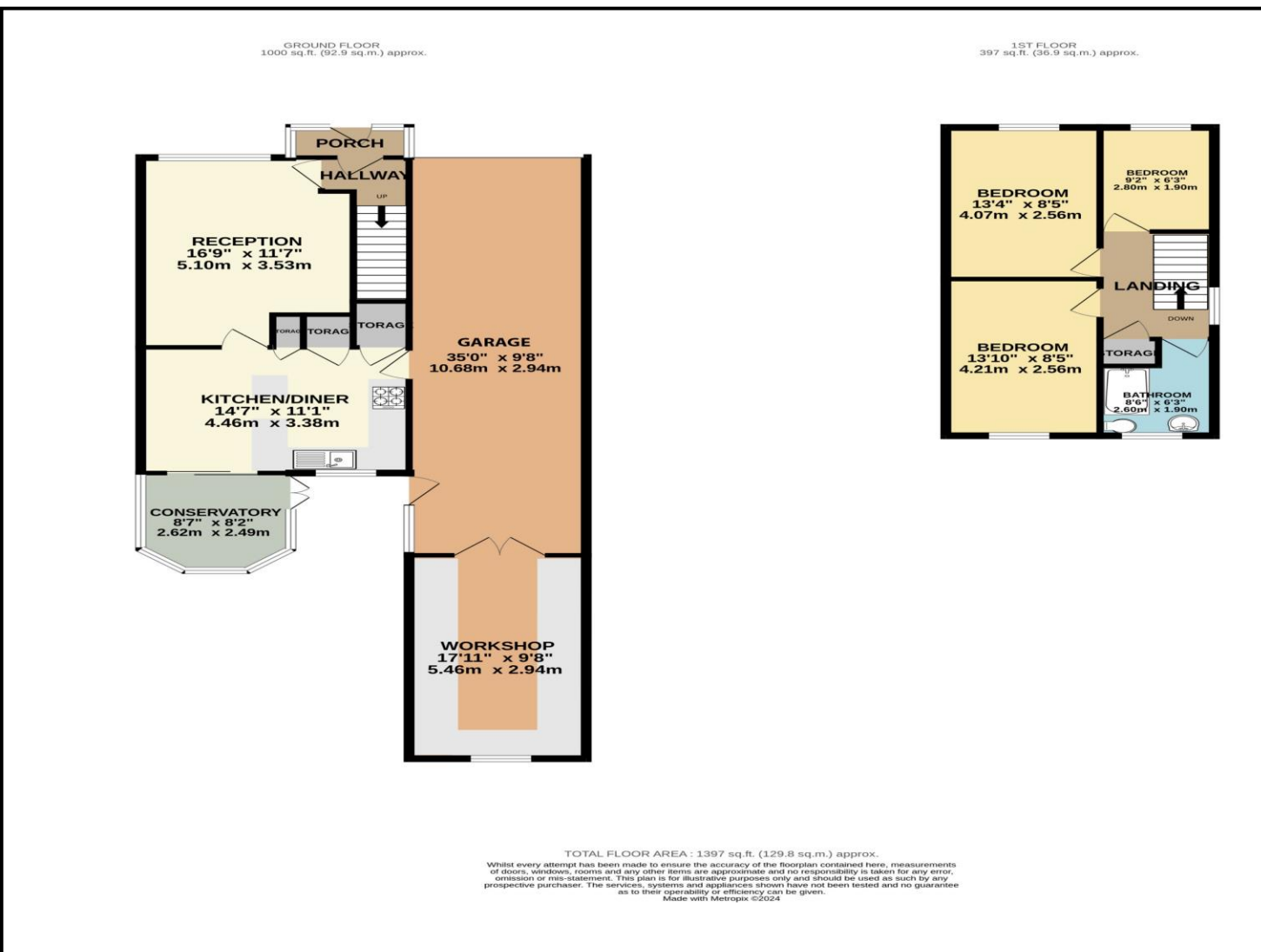
18 Birmingham Street, Oldbury, West Midlands, B69 4DS
 T: 0121 544 4554 E: info@innovate-ea.co.uk



Westmead Drive, Oldbury, West Midlands, B68 8QB

£270,000

Innovate Estate Agents are delighted to present this **THREE BEDROOM SEMI DETACHED PROPERTY** situated in Oldbury! The property boasts of **FRONT DRIVEWAY** allowing **OFF ROAD PARKING**, front entrance porch, entrance hallway, **LOUNGE**, **FITTED KITCHEN/DINER**, **CONSERVATORY**, family bathroom, rear garden, **GARAGE**, workshop, 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 Barnford Park, Q3 Academy Langley, Our Lady and St Hubert's Catholic Primary School, Asda Oldbury Superstore, Langley Green Train Station and M5 (Junction 2). **EPC Rating: C. Council Tax Band: C. Admin Fees May Apply.**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 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.

The Laws of copyright protect this material. The Owner of the copyright is Plascom One Ltd trading as Innovate Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.



Approach	The property is approached via a lawned fore garden with driveway allowing off road parking leading to up and over garage door and front entrance porch door.
Front Entrance Porch	Having further door leading into entrance hallway.
Entrance Hallway	Having ceiling light point, door leading into lounge and stairs rising to first floor landing.
Lounge	16' 9" x 11' 7" (5.10m x 3.53m) Having ceiling light point, wall light points, power points, gas central heating radiator, feature fire place, double glazed window to front elevation and door to kitchen/diner.
Fitted Kitchen/Diner	14' 8" x 11' 1" (4.46m x 3.38m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, integrated four ring electric hob with cooker hood above and oven below, plumbing for washing machine, island with additional units, tiling to splash prone areas, dining area, door leading to storage cupboard, door to garage and sliding patio door leading to conservatory.
Conservatory	8' 7" x 8' 2" (2.62m x 2.49m) Having ceiling light point, power point, gas central heating radiator, double glazed windows to rear elevation and door leading to rear garden.
First Floor Landing	Having ceiling light point, access to loft space, obscure double glazed window to side elevation, doors leading into all bedrooms, family bathroom and storage cupboard.
Bedroom One	13' 4" x 8' 5" (4.07m x 2.56m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Bedroom Two	13' 10" x 8' 5" (4.21m x 2.56m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Bedroom Three	9' 2" x 6' 3" (2.80m x 1.90m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Family Bathroom	8' 6" x 6' 3" (2.60m x 1.90m) Having ceiling light point, obscure double glazed window to rear elevation, bathroom suite comprises of walk in bath with shower above, vanity hand wash basin with mixer tap, low level W/C, tiling to walls and linoleum flooring.
Rear Garden	The rear of the property comprises of patio area laid to lawn with planters to sides, shed and fencing to its perimeters.
Garage	35' 0" x 9' 8" (10.68m x 2.94m) Having up and over door, door leading into fitted kitchen, door to rear garden and double doors leading to workshop.
Workshop	17' 11" x 9' 8" (5.46m x 2.94m)