



**Church Street, Oldbury, Sandwell, B69 3AG**

**£80,000**

Innovate Estate Agents are pleased to present this ONE BEDROOM FIRST FLOOR FLAT situated in Oldbury! The property comprises of entrance hallway, LOUNGE, FITTED KITCHEN, bathroom and double glazing (where specified). Thanks to its sought after location is a short distance to a range of convenient day to day amenities and transport links such as: Sainsburys Supermarket, Oldbury Green Retail Park, Sandwell & Dudley Train Station and M5 (Junction 2). EPC Rating: D. Council Tax Band: A. Admin Fees May Apply.

## Lease Information

Years Remaining: 94 years remaining  
Ground Rent: £24 every six months  
Maintenance & Service Charge: £63 per month

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

## Entrance Hallway

Accessed via stairs rising from front entrance door and having ceiling light point and doors leading to:

## Lounge

9' 9" x 11' 7" (2.97m x 3.53m) Having ceiling light point, power points, double glazed window and wood effect laminate flooring.

## Fitted Kitchen

5' 0" x 4' 7" (1.52m x 1.40m) Having ceiling light point, power points, double glazed window, fitted kitchen comprises of matching wall and base units, roll top work surfaces, stainless steel sink drainer unit with mixer tap, electric cooker point, plumbing for washing machine, space for fridge freezer, tiling to floor and splash prone areas.

## Bedroom

12' 5" x 12' 5" (3.78m x 3.78m) Having ceiling light point, power points, double glazed window and wood effect laminate flooring.

## Bathroom

Having ceiling light point, obscure double glazed window, bathroom suite comprises of panel bath with shower above, pedestal hand wash basin with mixer tap, low level W/C, tiling to walls and wood effect laminate flooring.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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

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