# <u>lnnovate</u>

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

# **Estate Agents**









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**

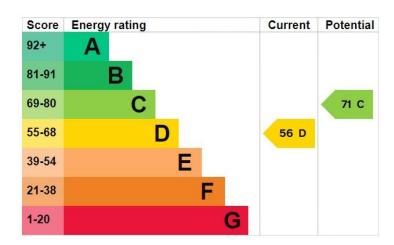
5' 0" x 4' 7" (1.52m x 1.40m) Having ceiling light point, power points, double glazed window, fitted kitchen comprises of matching wall and base units, roll top work surfaces, stainless steel sink drainer unit with mixer tap, electric cooker point, plumbing for washing machine, space for fridge freezer,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



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. Innovate EA Limited 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 Innovate EA Limited trading as Innovate Estate Agents or the vendors.

Equipment: Innovate EA Limited 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.