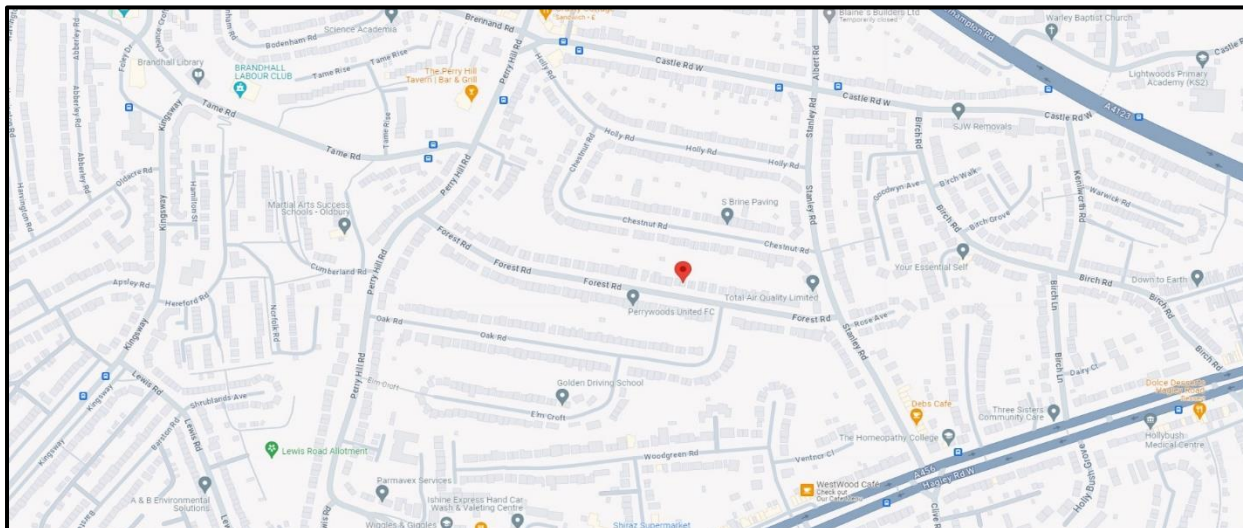
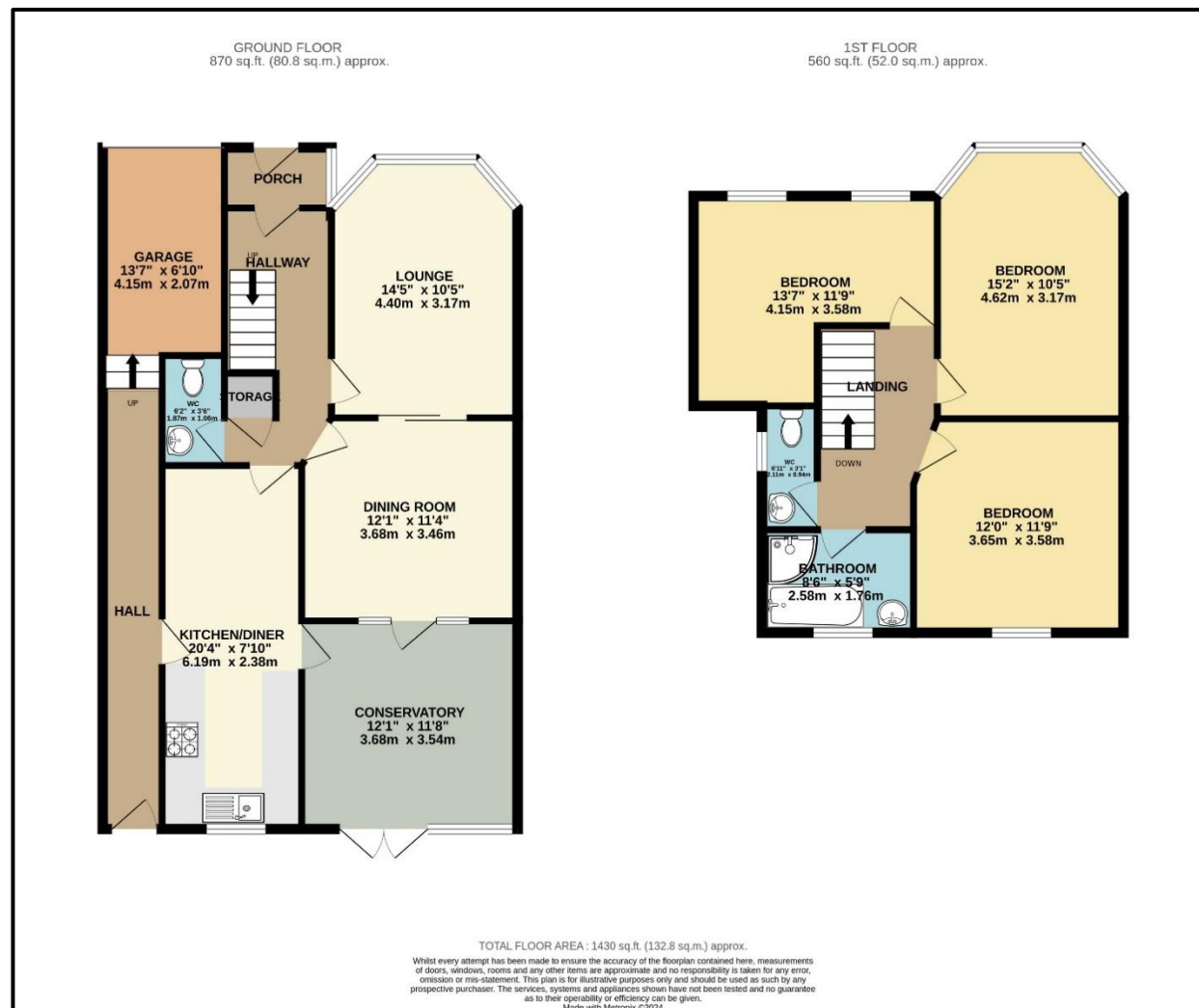


18 Birmingham Street, Oldbury, West Midlands, B69 4DS
 T: 0121 544 4554 E: info@innovate-ea.co.uk



Forest Road, Oldbury, West Midlands, B68 0EE

Offers in Excess of £330,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Innovate Estate Agents are delighted to present this **THREE BEDROOM SEMI DETACHED HOUSE** situated in Oldbury! The property boasts of **FRONT DRIVEWAY** allowing **OFF ROAD PARKING**, front entrance porch, entrance hallway, **TWO RECEPTION ROOMS**, **FITTED KITCHEN/DINER**, guest W/C, **CONSERVATORY**, **GARAGE**, family bathroom with separate W/C, rear garden, double glazing and gas central heating throughout! Thanks to its sought after location the Lightwoods Primary Academy (KS2), Brandhall Primary School, Perryfields Academy, Warley Woods, Asda Supermarket, Rowley Regis Train Station and (M5 Junction 3). EPC Rating: D. 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.

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 block paved front driveway allowing off road parking leading to garage door and steps leading up to front entrance porch door.

Front Entrance Porch

Having wall light point, tiled flooring and door leading to entrance hallway.

Entrance Hallway

Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, doors leading into both reception rooms, fitted kitchen, under stairs storage cupboard, guest W/C and stairs rising to first floor landing.

Reception Room One

14' 5" x 10' 5" (4.40m x 3.17m) Having ceiling light point, wall light points, power points, gas central heating radiator, wood effect laminate flooring, double glazed bay window to front elevation, gas fire with decorative surround and sliding doors leading into reception room two.

Reception Room Two

12' 1" x 11' 4" (3.68m x 3.46m) Having ceiling light point, wall light points, power points, gas central heating radiator, wood effect laminate flooring and door leading to conservatory.

Fitted Kitchen

20' 4" x 7' 10" (6.19m x 2.38m) Having ceiling light point, spotlights, 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 bowl and a half sink drainer unit with mixer tap, integrated five ring gas hob with cooker hood above, other integrated appliances include microwave, double oven/grill, dishwasher and fridge/freezer, tiling to walls, linoleum flooring and doors leading to side access and conservatory.

Guest W/C

6' 2" x 3' 6" (1.87m x 1.06m) Having ceiling light point, wood effect laminate flooring, low level W/C, tiling to walls and wood effect laminate flooring.

Conservatory

12' 1" x 11' 7" (3.68m x 3.54m) Having wall light point, power points, gas central heating radiator, wood effect laminate flooring and patio doors leading to rear garden.

Side Access

Having ceiling light point, gas central heating radiator, door leading to garage and door to rear garden.

Garage

13' 7" x 6' 9" (4.15m x 2.07m) Having ceiling light point and power points.

First Floor Landing

Having ceiling light point, power points, access to loft space, doors leading into all bedrooms, family bathroom and separate W/C.

Bedroom One

15' 2" x 10' 5" (4.62m x 3.17m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

Bedroom Two

12' 0" x 11' 9" (3.65m x 3.58m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.

Bedroom Three

13' 6" x 11' 9" (4.115m x 3.58m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

Family Bathroom

8' 6" x 5' 9" (2.58m x 1.76m) Having ceiling light point, gas central heating radiator, obscure double glazed window to rear elevation, bathroom suite comprises of corner shower with shower head above, panel bath with shower mixer tap, vanity hand wash basin with hot and cold water taps, tiling to walls and linoleum flooring.

Separate W/C

3' 1" x 5' 5" (0.928m x 1.646m) Having ceiling light point, gas central heating radiator, obscure double glazed window to side elevation, low level W/C, tiling to walls and linoleum flooring.

Rear Garden

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