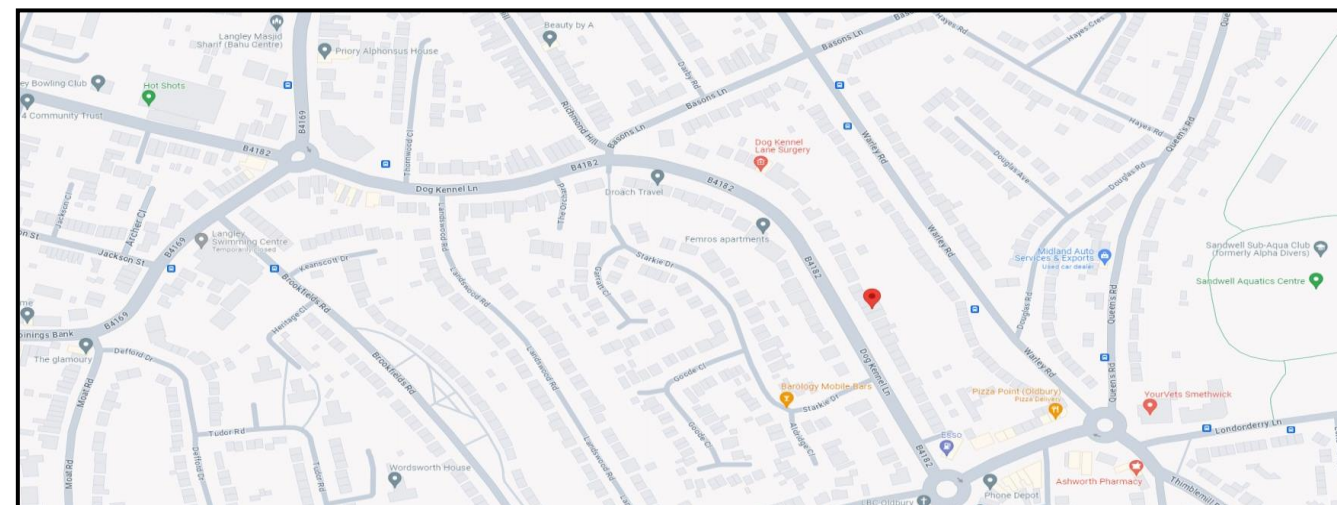


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Dog Kennel Lane, Oldbury, West Midlands, B68 9NA

£350,000



Score	Energy rating	Current	Potential
92+	A	95 A	99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Innovate Estate Agents are delighted to offer this THREE BEDROOM SEMI DETACHED PROPERTY situated in Oldbury! The property comprises FRONT DRIVEWAY allowing OFF ROAD PARKING, front entrance porch, entrance hallway, THREE RECEPTION ROOMS, FITTED KITCHEN, guest W/C, family bathroom, rear garden with outdoor room, double glazing and gas central heating (where specified). 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, Sandwell Aquatics Centre, Asda Oldbury Superstore, Langley Green Train Station and (M5 Junction 2). EPC Rating: A. 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 Placom One Ltd trading as Innovate Estate Agents or the vendors.

Equipment: Placom 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 crete print front driveway allowing off parking leading to front entrance porch door and door to side access.
Front Entrance Porch	Having ceiling spotlights, wall light point and door leading to entrance hallway.
Entrance Hallway	Having ceiling light point, power points, gas central heating radiator, obscure double glazed window to side, stairs rising to first floor landing, wood effect laminate flooring and doors leading into all reception rooms and guest W/C.
Reception Room One	13' 4" x 12' 0" (4.057m x 3.659m) Having ceiling light point, power points, double glazed bay window to front elevation, gas central heating radiator and feature gas fire place with decorative surround.
Reception Room Two	13' 1" x 10' 10" (3.99m x 3.3m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and walkway leading into fitted kitchen/diner.
Fitted Kitchen	17' 9" x 18' 6" (5.420m x 5.651m) 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 bowl and a half sink drainer unit with mixer tap, space for range style cooker with cooker hood above, plumbing for washing machine, space for American style fridge/freezer, tiling to walls and floor and French doors leading to rear garden.
Reception Room Three	14' 8" x 7' 2" (4.482m x 2.180m) Having ceiling light point, power points, double glazed window to side elevation and door leading to side access.
Guest W/C	Having ceiling light point, obscure double glazed window to side elevation, low level W/C, vanity hand wash basin with mixer tap, panelling to walls and linoleum flooring.
First Floor Landing	Having wall light points, power points, obscure double glazed window to side elevation, doors leading into all bedrooms and family bathroom.
Bedroom One	10' 11" x 12' 11" (3.332m x 3.949m) Having ceiling light point, power points, double glazed window to rear elevation and gas central heating radiator.
Bedroom Two	11' 0" x 10' 11" (3.355m x 3.334m) Having ceiling light point, power points, double glazed window to front elevation and gas central heating radiator.
Bedroom Three	7' 3" x 7' 11" (2.219m x 2.41m) Having ceiling light point, power points, double glazed window to front elevation and gas central heating radiator.
Family Bathroom	8' 8" x 7' 1" (2.637m x 2.168m) Having ceiling light points, obscure double glazed windows to side and rear elevations, gas central heated towel radiator, bathroom 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 walls and linoleum flooring.
Rear Garden	The rear of the property comprises of decking seating area with steps leading down to paved area, planters to sides, fencing to its perimeters and pathway leading to outdoor room.
Outdoor Shed/Room	8' 9" x 19' 1" (2.679m x 5.815m) Having ceiling light point, power points and wood effect laminate flooring.