



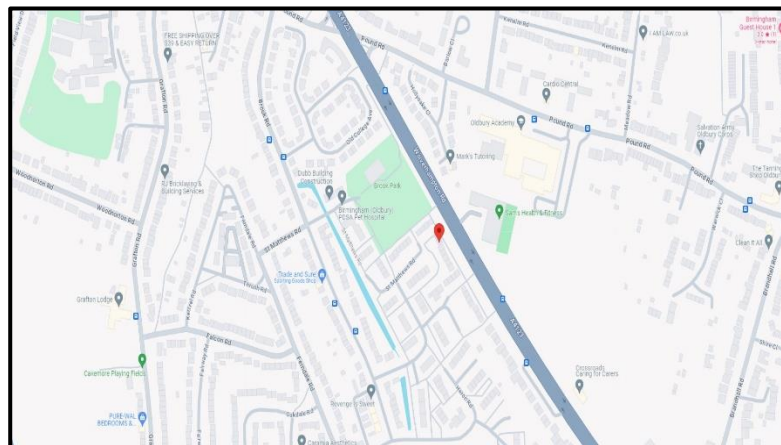
Wolverhampton Road, Oldbury, West Midlands, B68 8DD

£175,000

Innovate Estate Agents are delighted to present this TWO BEDROOM MID TERRACED PROPERTY situated in Oldbury! The property boasts of front entrance porch, entrance hallway, LOUNGE, FITTED KITCHEN/DINER, guest W/C, first floor shower room with separate W/C, rear garden with rear parking/access, double glazing and gas central heating throughout! Thanks to its convenient location the property has easy commute to a range of day to day amenities, educational facilities and transport links such as Oldbury Academy, Brandhall Primary School, Asda Oldbury Superstore, Rowley Regis Train Station and M5 (Junction 2).
EPC Rating: D. Council Tax Band: B. Admin Fees May Apply.

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|-----------------------------|--|
| Approach | The property is approached via a paved pathway leading to front entrance porch door. |
| Front Entrance Porch | Having further door leading into entrance hallway. |
| Entrance Hallway | Having ceiling light point, gas central heating radiator, wood effect laminate flooring, doors leading into lounge, fitted kitchen/diner and guest W/C. |
| Lounge | 13' 5" x 10' 6" (4.078m x 3.190m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation. |
| Guest W/C | Having ceiling light point, low level W/C, vanity hand wash basin with mixer tap, wood effect laminate flooring and tiling to walls. |
| Fitted Kitchen/Diner | 7' 5" x 19' 7" (2.270m x 5.958m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front 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 gas hob with oven below, plumbing for washing machine, tiling to walls, laminate flooring, dining area and French doors leading to rear garden. |
| First Floor Landing | Having ceiling light point, power points, double glazed window to front elevation, doors leading into both bedrooms, bathroom, separate W/C and storage cupboard. |
| Bedroom One | 10' 6" x 13' 0" (3.206m x 3.960m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation. |
| Bedroom Two | 8' 4" x 13' 6" (2.546m x 4.121m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation. |
| Family Bathroom | 4' 10" x 5' 9" (1.475m x 1.751m) Having ceiling light point, obscure double glazed window to front elevation, bathroom suite comprises of shower cubicle with thermostatic shower and shower head attachment, vanity hand wash basin with mixer tap, tiling to walls and floor. |
| Separate W/C | Having ceiling light point, obscure double glazed window to front elevation, low level W/C and wood effect laminate flooring. |
| Rear Garden | The rear of the property comprises of paved patio area laid to lawn, fencing to its perimeters and gate leading to rear with access to car park. |

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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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.

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