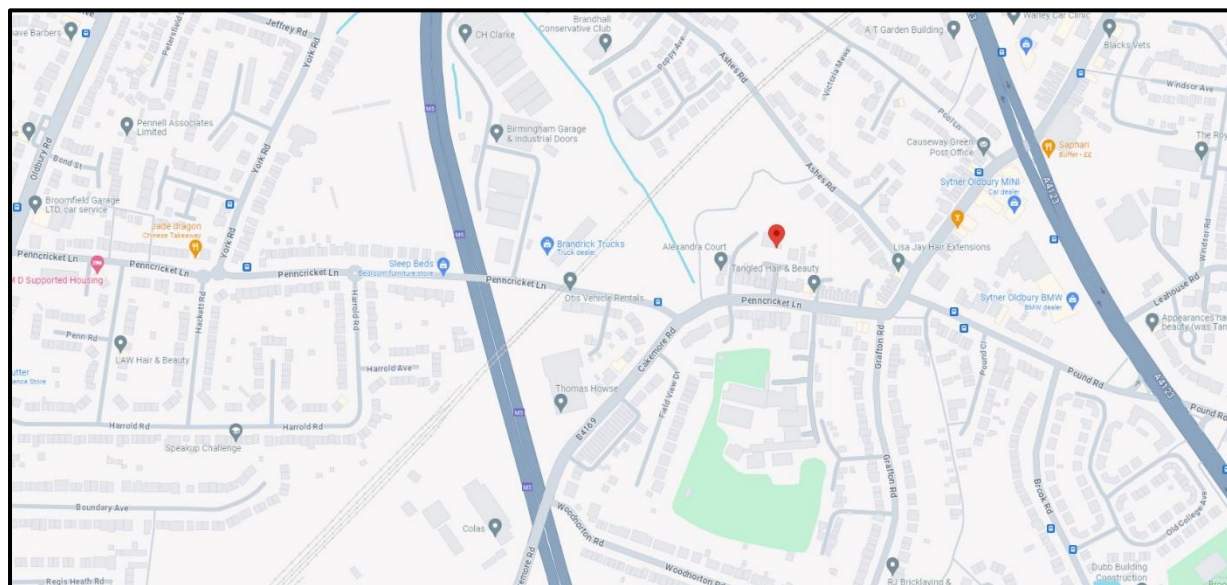
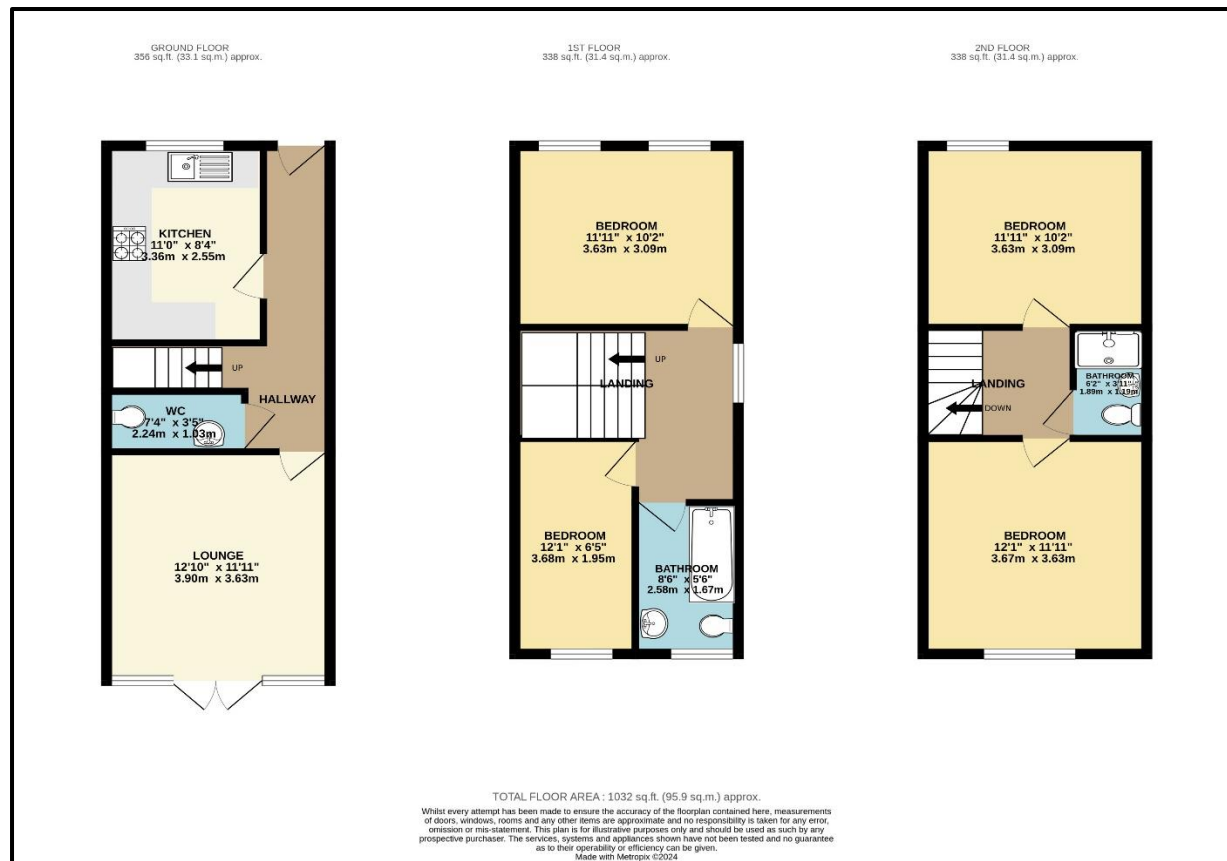


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King Edward Close, Oldbury, West Midlands, B68 8BN

Offers in the Region Of £280,000

Innovate Estate Agents are pleased to present this **FOUR BEDROOM END OF TERRACE TOWN HOUSE** situated in Oldbury! The property laid over three floors comprises of **FRONT DRIVEWAY** allowing **OFF ROAD PARKING**, entrance hallway, **LOUNGE**, **FITTED KITCHEN**, guest **W/C**, first floor family bathroom, second floor shower room, rear garden with **SUMMERHOUSE**, double glazing and gas central heating throughout! The property also benefits from being situated in a **GATED PRIVATE ROAD** and having an additional parking bay. 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, Asda Oldbury Superstore, Rowley Regis Train Station and M5 (Junction 2). **EPC Rating: B. Council Tax Band: C. Admin Fees May Apply.**

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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Approach

The property is approached via a gated private road with allocated parking bay and block paved front driveway allowing off road parking leading to front entrance door and side gate providing access to rear garden.

Entrance Hallway

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

Fitted Kitchen

11' 0" x 8' 4" (3.36m x 2.55m) Having ceiling spotlights, power points, double glazed window to front elevation, fitted kitchen comprises of matching high gloss wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, integrated five ring gas hob with cooker hood above, other integrated appliances include microwave, oven and dishwasher, plumbing for washing machine, tiling to walls and floor.

Guest W/C

7' 4" x 3' 5" (2.24m x 1.03m) Having ceiling light point, gas central heating radiator, low level W/C, vanity hand wash basin with mixer tap and tiling to splash prone areas.

Lounge

12' 10" x 11' 11" (3.90m x 3.63m) Having ceiling spotlights, power points, gas central heating radiator, wood effect laminate flooring, double glazed windows to rear elevation and double glazed French doors leading to rear garden.

First Floor Landing

Having ceiling light point, power points, wood effect laminate flooring, double glazed window to side elevation, stairs rising to second floor landing and doors leading into two bedrooms and family bathroom.

Bedroom Four

12' 1" x 6' 5" (3.68m x 1.95m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to rear elevation.

Bedroom Two

11' 11" x 10' 2" (3.63m x 3.09m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed windows to front elevation.

Family Bathroom

8' 6" x 5' 6" (2.58m x 1.67m) Having ceiling spotlights, gas central heated towel radiator, obscure double glazed window to rear elevation, bathroom suite comprises of panel bath with shower head attachment above, vanity hand wash basin with mixer tap, heated mirror, low level W/C, tiling to walls and floor.

Second Floor Landing

Having ceiling light point, wood effect laminate flooring, doors leading into two bedrooms and shower room.

Bedroom Three

11' 11" x 10' 2" (3.63m x 3.09m) Having ceiling spotlights, power points, skylight, gas central heating radiator and wood effect laminate flooring.

Bedroom One

12' 0" x 11' 11" (3.67m x 3.63m) Having ceiling light point, ceiling spotlights, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to rear elevation.

Shower Room

6' 2" x 3' 11" (1.89m x 1.19m) Having ceiling spotlights, gas central heated towel radiator, suite comprises of built in shower cubicle with electric shower and shower head attachment, vanity hand wash basin with mixer tap, low level W/C, tiling to walls and floor.

Rear Garden

The rear of the property comprises of paved patio area laid to bark area with planters to side, paved pathway leading to summerhouse and fencing to its perimeters.

Summer House

7' 9" x 11' 5" (2.360m x 3.486m) Having ceiling light point and power points.