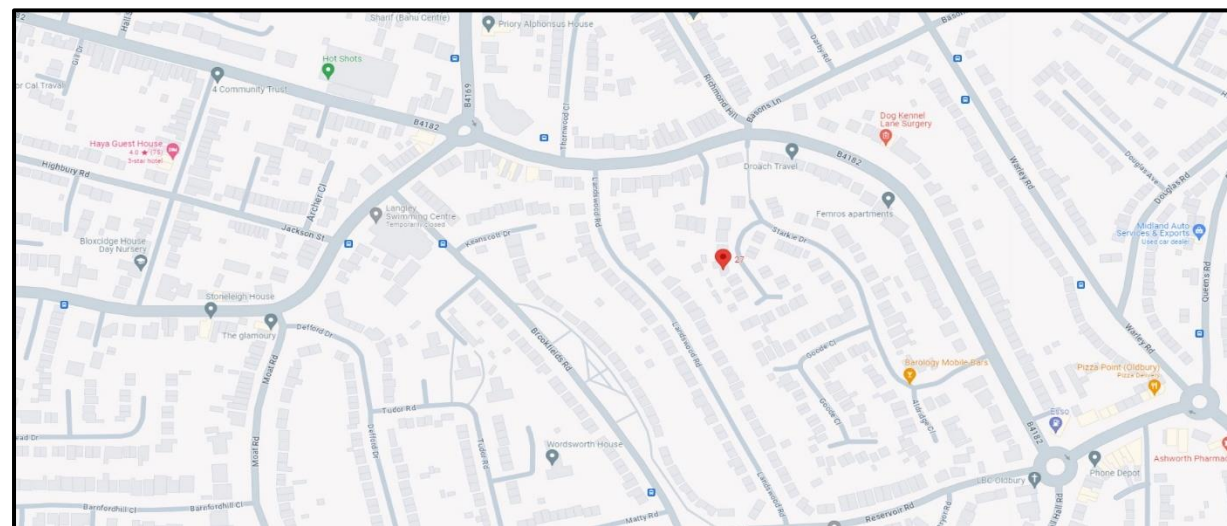
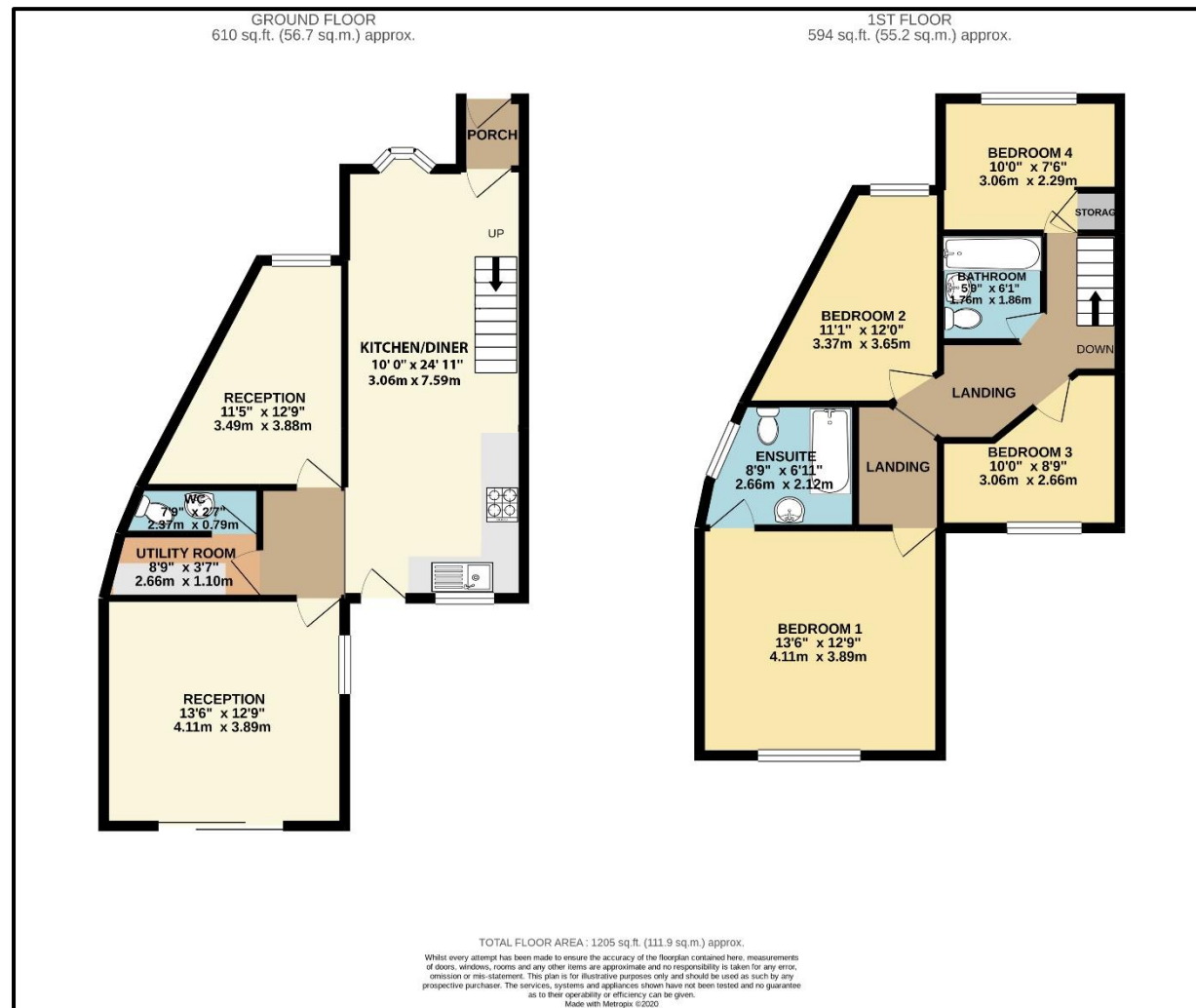


18 Birmingham Street, Oldbury, West Midlands, B69 4DS
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Garratt Close, Oldbury, West Midlands, B68 9NU

Offers in the Region Of £335,000

****VIEWING HIGHLY RECCOMENDED**** Innovate Estate Agents are delighted to present this **FOUR BEDROOM EXTENDED SEMI DETACHED FAMILY HOME** situated in Oldbury! The property boasts of **FRONT DRIVEWAY** allowing **OFF ROAD PARKING**, front entrance porch, **TWO RECEPTION ROOMS**, **OPEN PLAN FITTED KITCHEN/DINER**, utility room, **GUEST W/C**, **EN SUITE** to master bedroom, family bathroom, rear garden, double glazing and gas central heating throughout! Thanks to its sought after location the property is only a short distance away from a range of day to day amenities, educational facilities and transport links such as Bristnall Hall Academy, Tesco Express Supermarket, Langley Green Train Station, (M5 Junction 2). **EPC Rating: C. 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.

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Approach	The property is approached via a shared tarmac front driveway providing off road parking and lawned fore garden leading to front entrance porch door.
Front Entrance Porch	Having ceiling light point and door leading into reception room one.
Reception Room One	11' 5" x 12' 9" (3.49m x 3.88m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Fitted Kitchen/Diner	10' 0" x 24' 11" (3.06m x 7.59m) Having ceiling light points, spotlights, power points, gas central heating radiator, double glazed windows to front and rear elevations, fitted kitchen comprises of matching wall and base units with work tops over, inset bowl and a half stainless steel sink drainer unit with mixer tap, integrated five ring gas hob, integrated double oven, breakfast bar with additional storage, space for fridge/freezer, tiling to splash prone areas, dining area, wood effect laminate flooring, door leading to rear garden, door to lobby and stairs rising to first floor landing.
Lobby	Having ceiling light point, wood effect flooring, and doors leading into reception rooms one and two, fitted kitchen and utility room.
Reception Room Two	13' 6" x 12' 9" (4.11m x 3.89m) Having ceiling light point, wall light points, power points, gas central heating radiator, double glazed window to side elevation, wood effect flooring and sliding patio door leading into rear garden.
Utility Room	9' 5" x 3' 9" (2.864m x 1.143m) Having ceiling light point, power points, plumbing for washing machine, wood effect laminate flooring and door leading into guest W/C.
Guest W/C	2' 10" x 6' 6" (0.855m x 1.974m) Having ceiling light point, gas central heating radiator, low level W/C, vanity hand wash basin, tiling to splash prone areas and wood effect flooring.
First Floor Landing	Having ceiling light point, power points, access to loft space and doors leading into all bedrooms and family bathroom.
Bedroom One	12' 3" x 13' 5" (3.729m x 4.091m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation and door leading into en suite.
En Suite	7' 1" x 8' 10" (2.160m x 2.685m) Having ceiling light point, gas central heating radiator, double glazed window to side elevation, panel bath with mixer tap and electric shower above, pedestal hand wash basin, low level W/C, cladding to walls and linoleum flooring.
Bedroom Two	7' 7" x 11' 11" (2.307m x 3.626m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation and built in storage cupboard.
Bedroom Three	8' 7" x 11' 10" (2.610m x 3.602m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Bedroom Four	12' 9" x 11' 0" (3.891m x 3.341m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Family Bathroom	5' 10" x 6' 2" (1.783m x 1.884m) Having ceiling light point, gas central heating radiator, bathroom suite comprises of panel bath with mixer tap, thermostatic shower and shower head above, low level W/C, pedestal hand wash basin, cladding to walls and linoleum flooring.
Rear Garden	The rear of the property comprises of paved patio area laid to astro turf lawn area and fencing to its perimeters.