## <u>lnnovate</u>

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## **Estate Agents**









Mavis Gardens, Oldbury, West Midlands, B68 0SQ

Offers in Excess

Innovate Estate Agents are pleased to present this THREE BEDROOM SEMI DETACHED HOUSE situated in Oldbury! The property boasts of FRONT DRIVEWAY allowing OFF ROAD PARKING, entrance hallway, THROUGH LOUNGE, guest W/C, FITTED KITCHEN, family bathroom, EN SUITE to master bedroom, rear garden, double glazing and gas central heating throughout! 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 Brandhall Primary School, ASDA Supermarket, Rowley Regis Train Station and (M5 Junction 3). EPC Rating: D. Council Tax Band: B. Admin Fees May Apply.

Approach The property is approached via front driveway allowing off road parking and steps

leading up to front entrance door.

**Entrance Hallway** Having stairs rising to first floor landing and door leading into lounge.

**Through Lounge** 13' 6" x 22' 3" (4.12m x 6.78m) Having ceiling light point, power points, gas central

heating radiator, double glazed window to front elevation, electric fire with decorative surround, under stair storage space, doors leading into fitted kitchen, guest W/C and

sliding patio doors leading to rear garden.

Fitted Kitchen 7' 0" x 12' 4" (2.13m x 3.76m) Having ceiling light point, power points, double glazed

window to rear elevation, fitted kitchen comprises of matching wall and base units with work surfaces over, inset stainless steel sink drainer unit with mixer tap, integrated four ring gas hob with cooker hood above, integrated electric oven, tiling to splash prone

areas, linoleum flooring and door leading to rear garden.

**Guest W/C** Having ceiling light point, low level W/C and hand wash basin.

First Floor Landing Having ceiling light point and doors leading into all bedrooms and family bathroom.

**Bedroom One** 10' 8" x 10' 8" (3.24m x 3.24m) Having ceiling light point, power points, gas central

heating radiator, double glazed window to front elevation and door leading into en suite.

En Suite 2' 1" x 7' 0" (0.64m x 2.14m) Having ceiling light point, low level W/C, vanity hand wash

basin, built in shower cubicle with shower head, tiling to splash prone areas and linoleum

flooring.

**Bedroom Two** 10' 8" x 11' 7" (3.24m x 3.54m) Having ceiling light point, power points, gas central

heating radiator and double glazed window to rear elevation.

**Bedroom Three** 8' 1" x 8' 5" (2.46m x 2.56m) Having ceiling light point, power points, gas central heating

radiator and double glazed window to rear elevation.

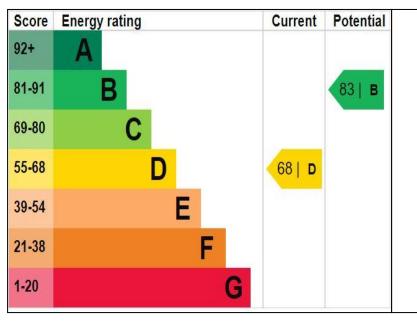
Family Bathroom Having ceiling light point, gas central heating radiator, obscure double glazed window to

front elevation, shower cubicle with shower head attachment, panel bath with mixer tap,

vanity hand wash basin, low level W/C, tiling to walls and tiled flooring.

**Rear Garden** The rear of the property comprises of paved patio area laid to lawn and fencing to its

perimeters.





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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.