



Mavis Gardens, Oldbury, West Midlands, B68 0SQ

**Offers in Excess
of £100,000**

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
370 sq. ft. (34.4 sq. m.) approx.

1ST FLOOR
365 sq. ft. (33.9 sq. m.) approx.

TOTAL FLOOR AREA: 735 sq. ft. (68.3 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, masses and other items are approximate and to be used as a guide only. This plan is for information purposes only and should be used in conjunction with the property. The accuracy, completeness and applicability of these plans are not intended to be guaranteed. We do not accept any liability for errors.

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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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