



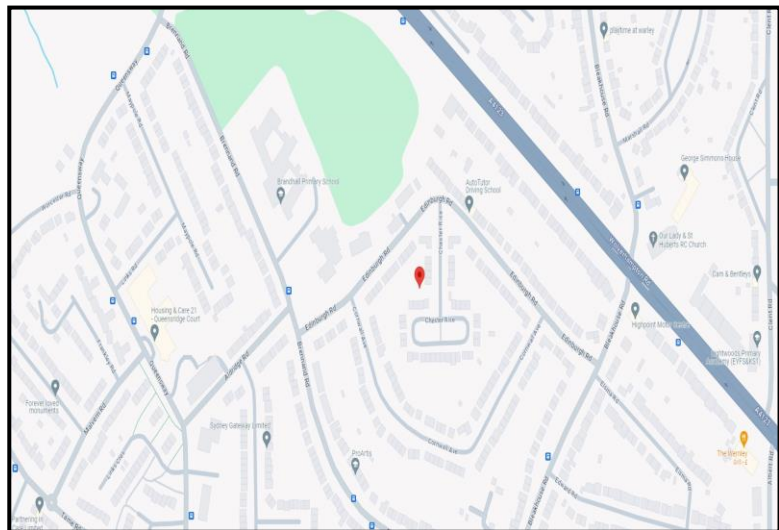
### Chester Rise, Oldbury, West Midlands, B68 0SS

**Offers in Excess  
of £170,000**

Innovate Estate Agents are pleased to offer for sale this TWO BEDROOM END TERRACE PROPERTY with NO UPWARD CHAIN situated in Oldbury! The property comprises of entrance hallway, THROUGH LOUNGE, FITTED KITCHEN, family bathroom, FRONT DRIVEWAY allowing off road parking, rear garden, gas central heating and double glazing. 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: E. Council Tax Band: B. Admin Fees May Apply.

<b>Approach</b>	The property is approached via front driveway and fore garden leading to front entrance porch.
<b>Entrance Porch</b>	Having ceiling light point, linoleum flooring and front entrance door.
<b>Entrance Hallway</b>	Having ceiling light point, power points, gas central heating radiator, stairs rising to first floor landing, doors to reception room and kitchen.
<b>Through Lounge</b>	10' 11" x 21' 11" (3.315m x 6.673m) Having ceiling light points, power points, double glazed window to front elevation, gas central heating radiator, gas fire place with decorative surround and sliding doors to rear garden.
<b>Fitted Kitchen</b>	8' 3" x 11' 6" (2.505m x 3.516m) Having ceiling light point, power points, double glazed window to rear elevation, fitted kitchen comprising of matching wall and base units, roll top work surfaces, stainless steel sink drainer unit, gas cooker point, plumbing for washing machine, laminated flooring and tiling to splash prone areas.
<b>First Floor Landing</b>	Having ceiling light point, double glazed window to side elevation, access to loft spaces, doors to bedrooms and bathrooms.
<b>Bedroom One</b>	10' 0" x 14' 4" (3.054m x 4.373m) Having ceiling light point, power points, double glazed window to front elevation and gas central heating radiator.
<b>Bedroom Two</b>	9' 10" x 11' 7" (2.988m x 3.524m) Having ceiling light point, power points, double glazed window to rear elevation and gas central heating radiator.
<b>Family Bathroom</b>	Having ceiling light point, obscure double glazed window to side elevation, gas central heating radiator, panel bath with shower above, pedestal hand wash basin, low level W.C, linoleum flooring and tiling to walls.
<b>Rear Garden</b>	The rear of the property comprises of paved patio area laid to lawn with mature shrubs and bushes and fencing to its perimeters.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	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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