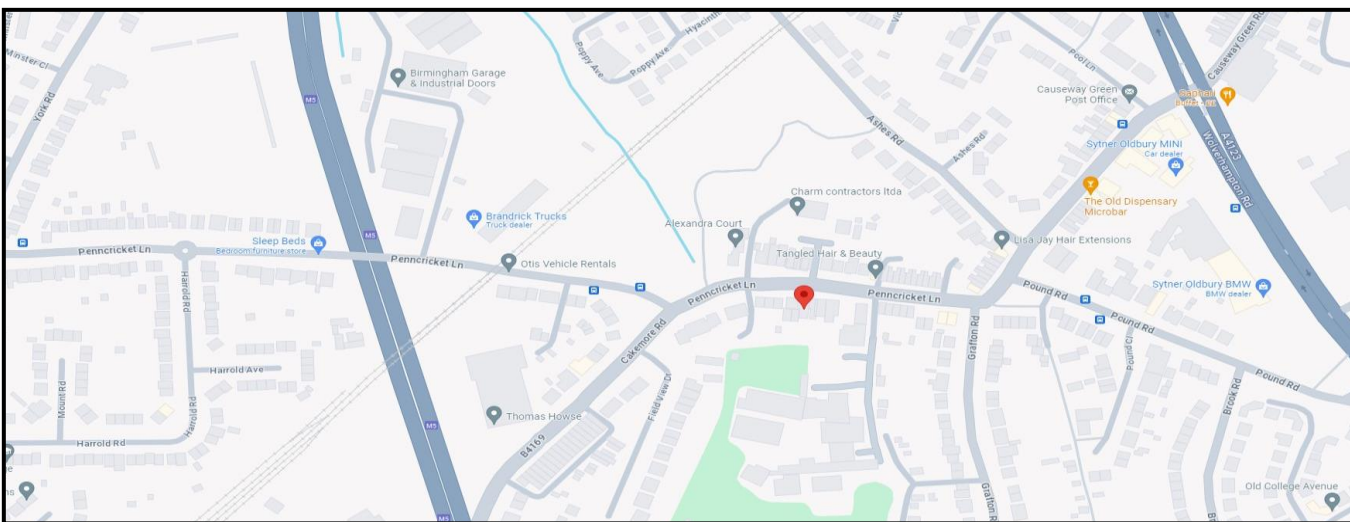
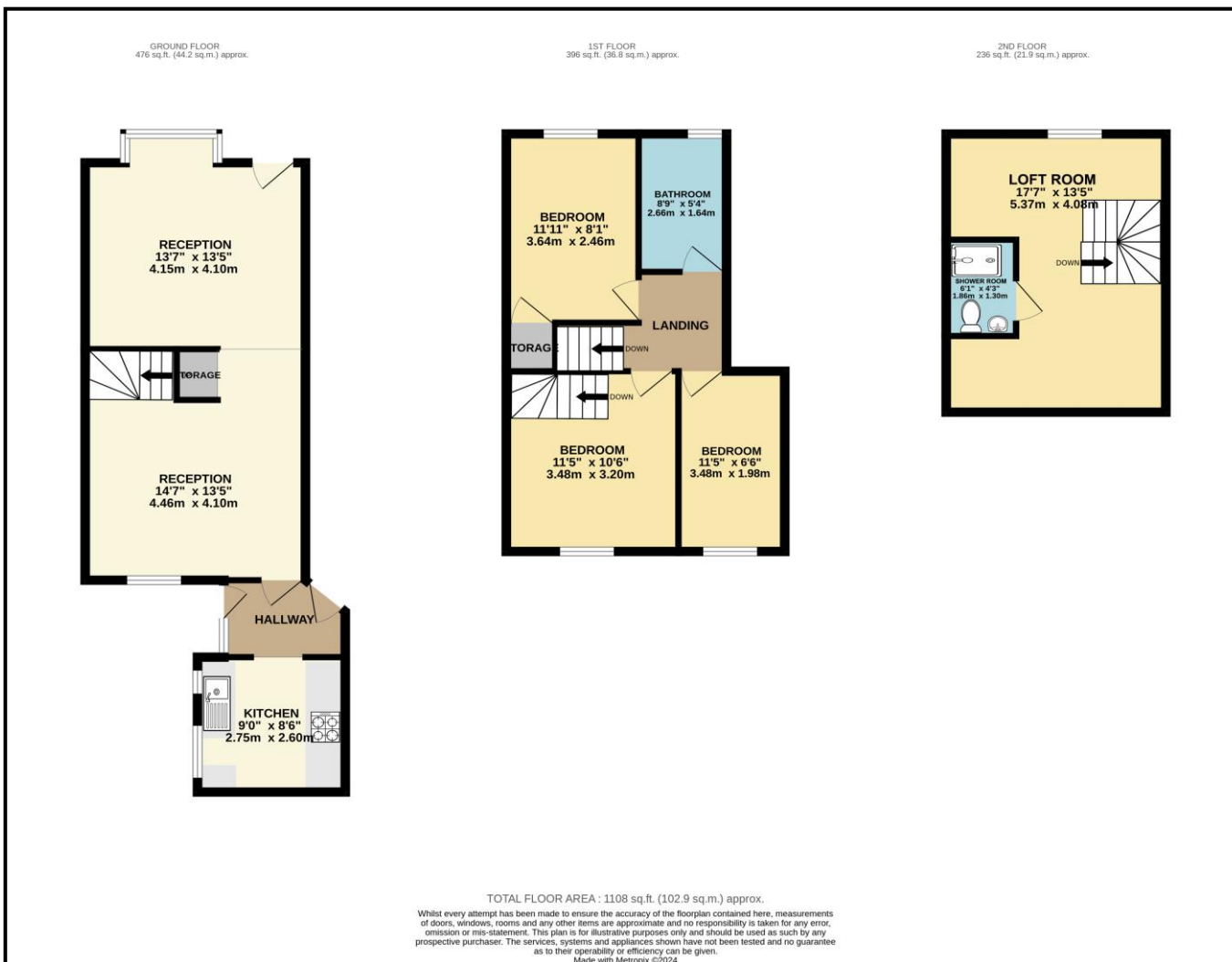


18 Birmingham Street, Oldbury, West Midlands, B69 4DS
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Pennycricket Lane, Oldbury, West Midlands, B68 8LX

£250,000

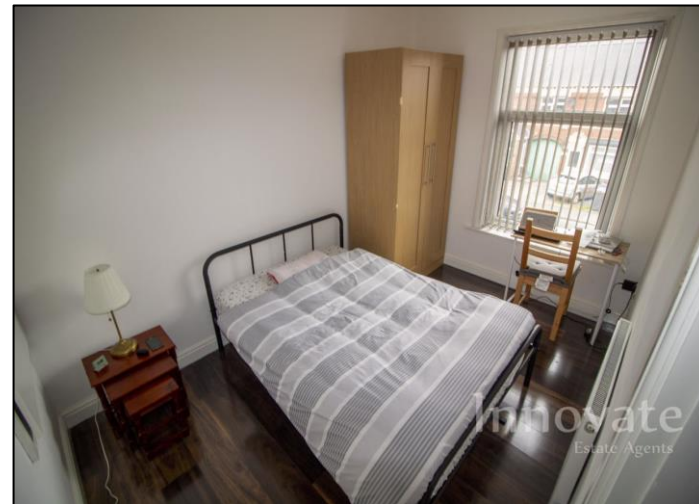
Innovate Estate Agents are pleased to offer for sale this recently renovated **THREE BEDROOM MID TERRACED PROPERTY** with **LOFT ROOM** situated in Oldbury! The property boasts **TWO RECEPTION ROOMS, FITTED KITCHEN, TWO BATHROOMS**, rear garden, gas central heating and double glazing. Thanks to its sought after location the property has easy commute to a range of day to day amenities, educational facilities and transport links such as Causeway Green Primary School, Oldbury Academy, ASDA Superstore, Rowley Regis Train Station and M5 (Junction 2). **EPC Rating: E. Council Tax: A. 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 stone chipped fore garden and pathway leading to front entrance door.
- Reception Room One** 13' 7" x 13' 5" (4.15m x 4.10m) Having ceiling spot lights, power points, double glazed bay window to front elevation, gas central heating radiator and laminated flooring.
- Reception Room Two** 14' 8" x 13' 5" (4.46m x 4.10m) Having ceiling light point, power points, double glazed window to rear elevation, gas central heating radiator, laminated flooring and door to stairs rising to first flooring.
- Fitted Kitchen** 9' 0" x 8' 6" (2.75m x 2.60m) Being fully tiled and having ceiling spot lights, power points, double glazed window to side elevation, electric radiator, fitted kitchen comprises of matching wall and base units, roll top work surfaces, sink drainer unit, integrated four ring hob with extractor above, integrated oven, plumbing for washing and space for tumble dryer.
- First Floor Landing** Having ceiling light point, doors to bedrooms and bathroom one.
- Bedroom One** 11' 5" x 10' 6" (3.48m x 3.20m) Having ceiling light points, power points, double glazed window to rear elevation, gas central heating radiator, laminated flooring and door to stairs rising to loft room.
- Bedroom Two** 11' 11" x 8' 1" (3.64m x 2.46m) Having ceiling light point, power points, double glazed window to front elevation, gas central heating radiator and laminated flooring.
- Bedroom Three** 11' 5" x 6' 6" (3.48m x 1.98m) Having ceiling light point, power points, obscure double glazed window to rear elevation, gas central heating radiator and laminated flooring.
- Family Bathroom** 8' 9" x 5' 5" (2.66m x 1.64m) Having ceiling light point, obscure double glazed window to front elevation, gas central heated towel radiator, walk-in shower cubicle, low level W.C and vanity unit with integrated hand wash basin.
- Loft Room** 17' 7" x 13' 5" (5.37m x 4.08m) Having ceiling light point, power points, sky light, gas central heating radiator, laminated flooring and door to en-suite.
- Bathroom Two** 6' 1" x 4' 3" (1.86m x 1.30m) Having ceiling light point, gas central heated towel radiator, walk-in shower cubicle, low level W.C and pedestal hand wash basin.
- Rear Garden** The rear of the property comprises of paved patio area and fencing to its perimeters.