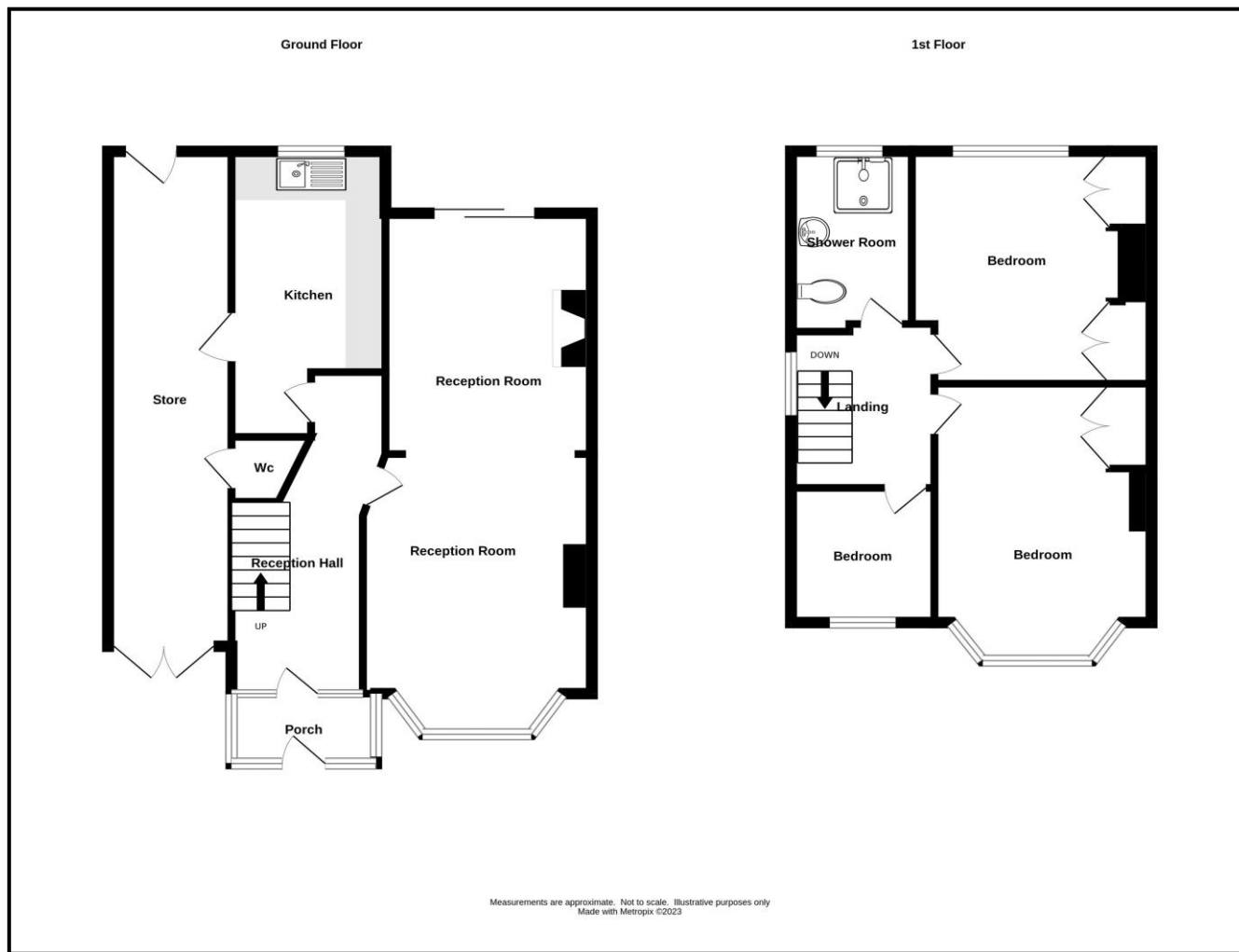


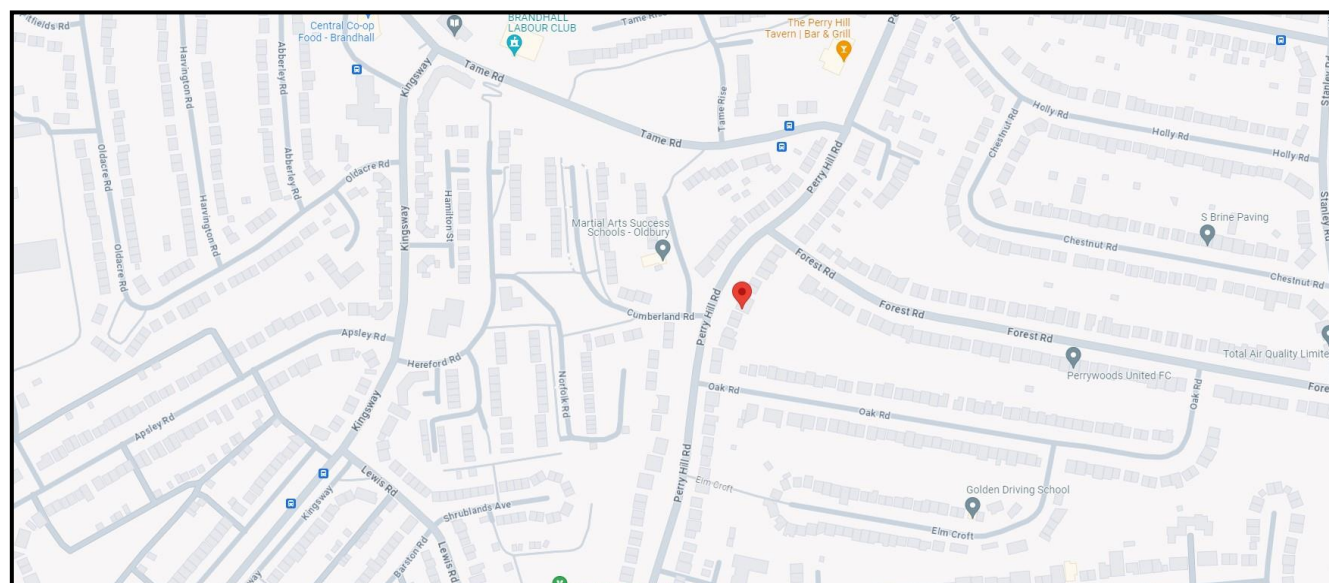
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 T: 0121 544 4554 E: info@innovate-ea.co.uk



Perry Hill Road, Oldbury, West Midlands, B68 0BB

Offers in Excess of £290,000

Innovate Estate Agents are delighted to offer this **THREE BEDROOM SEMI DETACHED HOUSE** situated in Oldbury! The property boasts of **FRONT DRIVEWAY** allowing **OFF ROAD PARKING**, front entrance porch, entrance hallway, **THROUGH LOUNGE**, **FITTED KITCHEN**, guest **W/C**, storage/utility room, family bathroom, rear garden, double glazing and gas central heating throughout! Thanks to its sought after location the property has easy commute to Birmingham City Centre, a range of day to day amenities and transport links such as Lightwoods Park, Perryfields Academy, Tesco Supermarket, Rowley Regis Train Station and M5 (Junction 3). **EPC Rating: D. Council Tax Band: C. Admin Fees May Apply.**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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 block paved front driveway allowing off road parking leading to front entrance porch door and doors leading to side utility/storage room.
Front Entrance Porch	Having wood effect laminate flooring and further door leading into entrance hallway.
Entrance Hallway	Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, stairs rising to first floor landing and doors leading into lounge and fitted kitchen.
Through Lounge	27' 6" x 11' 5" (8.38m x 3.48m) Having ceiling light point, power points, gas central heating radiators, double glazed bay window to front elevation, feature electric fire with decorative surround and sliding patio doors leading to rear garden.
Fitted Kitchen	13' 0" x 7' 9" (3.96m x 2.36m) Having ceiling spotlights, power points, gas central heating radiator, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset ceramic sink drainer unit with mixer tap, space for range style cooker, tiling to splash prone areas, wood effect laminate flooring and door leading into utility/storage room.
Side Store/Utility	25' 11" x 6' 2" (7.89m x 1.89m) Having ceiling light point, power points, plumbing for washing machine, door leading into guest W/C, double doors to front and door leading to rear garden.
First Floor Landing	Having ceiling light point, gas central heating radiator, obscure double glazed window to side elevation, access to loft space and doors leading into all bedrooms and family bathroom.
Bedroom One	14' 11" x 10' 8" (4.54m x 3.25m) Having ceiling light point, power points, gas central heating radiator, double glazed bay window to front elevation and built in wardrobe.
Bedroom Two	12' 1" x 10' 8" (3.68m x 3.25m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation and built in wardrobes.
Bedroom Three	7' 8" x 6' 7" (2.34m x 2.01m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Family Bathroom	8' 9" x 5' 9" (2.66m x 1.75m) Having ceiling spotlights, gas central heated towel radiator, obscure double glazed window to rear elevation, bathroom suite comprises of walk in shower cubicle with thermostatic shower and shower head attachment above, vanity hand wash basin with mixer tap, low level W/C, tiling to walls and floor.
Rear Garden	The rear of the property comprises of paved patio area with summerhouse and steps leading down to lawned area, borders to sides with mature shrubs and bushes and fencing to its perimeters.