



**Florence Road, Oldbury, West Midlands, B69 2DN**

**£180,000**

Innovate Estate Agents are pleased to offer this THREE BEDROOM MID TERRACED PROPERTY situated in Oldbury! The property comprises of fore garden, entrance hallway, LOUNGE/DINER, FITTED KITCHEN, family bathroom, rear garden, double glazing and electric heating (where specified). 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 Rounds Green Primary School, Oldbury Green Retail Park, Sandwell & Dudley Train Station and M5 (Junction 2). EPC Rating: D. Council Tax Band: B. Admin Fees May Apply.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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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 steps leading up to paved fore garden leading to front entrance door.

**Entrance Hallway** Having ceiling light point, power points, stairs rising to first floor landing, door leading into lounge and storage cupboard.

**Lounge** 14' 11" x 11' 11" (4.55m x 3.63m) Having ceiling light points, power points, double glazed window to front elevation, electric heating radiator, electric fire, door leading to kitchen and archway leading into dining area.

**Dining Area** 8' 11" x 12' 2" (2.72m x 3.7m) Having ceiling light point, power points, electric heating radiator, double glazed window to rear elevation and door leading into kitchen.

**Fitted Kitchen** 5' 10" x 12' 10" (1.78m x 3.91m) Having ceiling light point, power points, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, integrated four ring electric hob, integrated electric oven, plumbing for washing machine, space for fridge/freezer, tiling to splash prone areas and door leading to rear garden.

**First Floor Landing** Having ceiling light point, doors leading off to all bedrooms and family bathroom.

**Bedroom One** 8' 10" x 15' 0" (2.7m x 4.57m) Having ceiling light point, power points, double glazed window to front elevation and electric heating radiator.

**Bedroom Two** 8' 3" x 12' 2" (2.51m x 3.7m) Having ceiling light point, power points, double glazed window to rear elevation and electric heating radiator.

**Bedroom Three** 5' 11" x 12' 1" (1.8m x 3.68m) Having ceiling light point, power points, double glazed window to front elevation and electric heating radiator and built in storage cupboard.

**Family Bathroom** Having ceiling light point, obscure window to rear elevation bathroom suite comprising of built in shower cubicle with shower head above, low level W/C, pedestal hand wash basin with hot and cold water taps and tiling to splash prone areas.

**Rear Garden** The rear of the property comprises of paved patio area, shed, fencing to its perimeters and gate leading to rear with access to rear garage.

**Rear Garage** Accessed via St James Road, having tarmac driveway leading to garage door.