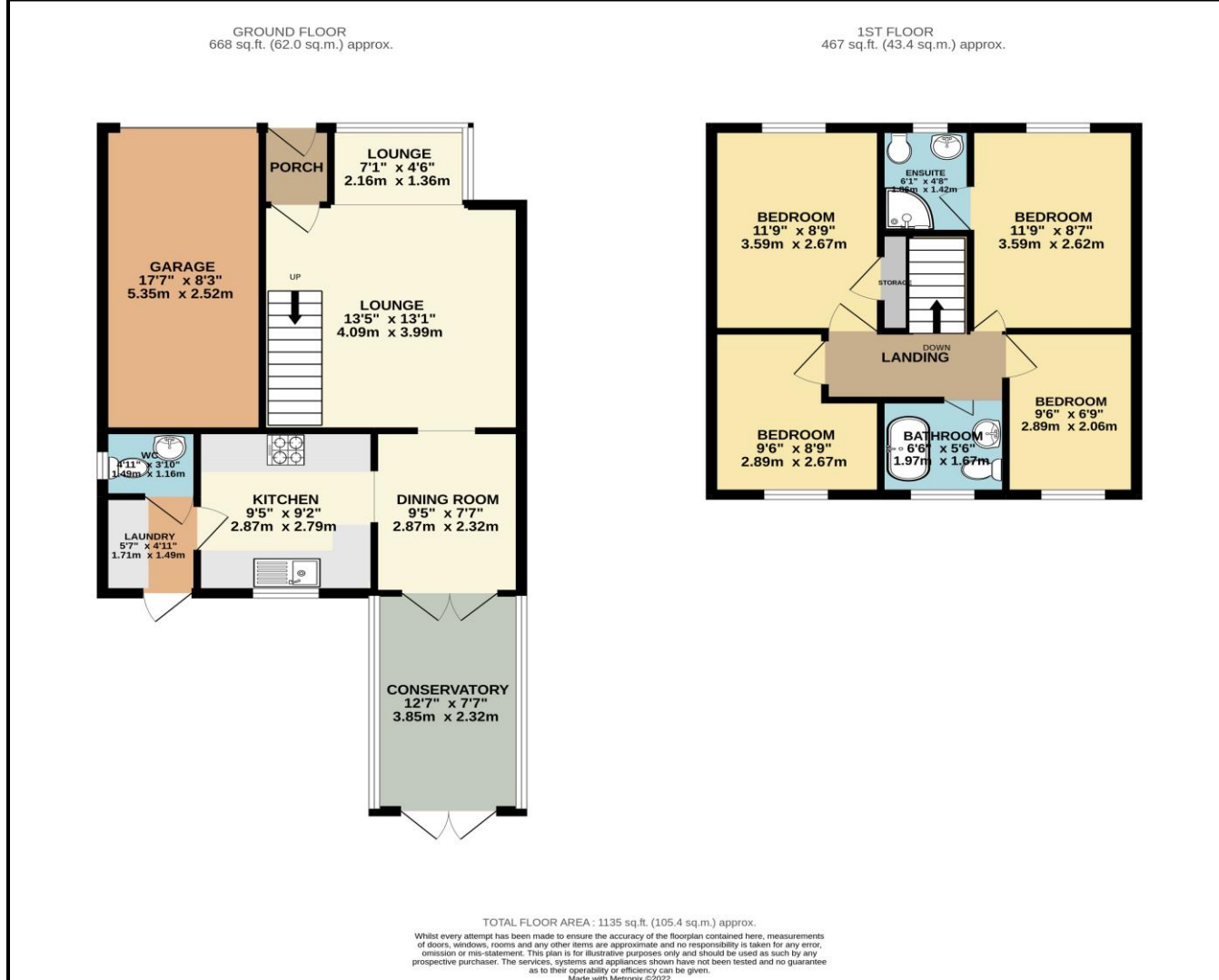


Innovate

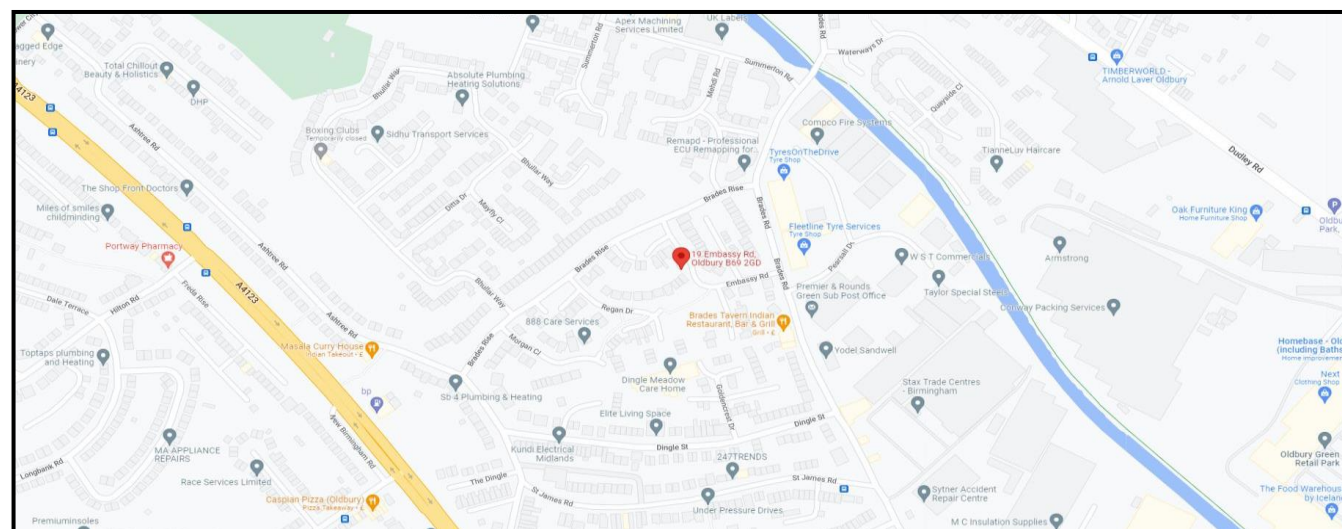
Estate Agents

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Embassy Road, Oldbury, West Midlands, B69 2GD

£395,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Innovate Estate Agents are pleased to present this **FOUR BEDROOM DETACHED PROPERTY** situated in Oldbury! The property boasts of **FRONT DRIVEWAY** allowing **OFF ROAD PARKING**, entrance hallway, **TWO RECEPTION ROOMS**, **FITTED KITCHEN**, utility room, guest W/C, **CONSERVATORY**, **EN SUITE** to master bedroom, family bathroom, **GARAGE**, rear garden, double glazing and gas central heating throughout! Thanks to its sought after location the property is only a stone throw away from a range of educational facilities, day to day amenities, transport links such as Grace Mary Primary School, Rounds Green Primary School, Oldbury Green Retail Park, Sainsburys Supermarket, Sandwell and Dudley Train Station, M5 (Junction 2). Council Tax Band D. EPC Rating: C. 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 its 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 block paved front driveway allowing off road parking for multiple vehicles leading to up and over garage door, step leading up to front entrance door and side gate providing access to rear garden.

Entrance Hallway

Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and door leading into lounge.

Lounge

13' 5" x 13' 1" (4.09m x 3.99m) Having ceiling light point, power points, gas central heating radiator, double glazed bay window to front elevation, feature gas fire with decorative surround, stairs rising to first floor landing, wood flooring and archway leading into dining room.

Dining Room

9' 5" x 7' 7" (2.87m x 2.32m) Having ceiling light point, power points, gas central heating radiator, wood flooring, door leading into fitted kitchen and double doors leading to conservatory.

Fitted Kitchen

9' 5" x 9' 2" (2.87m x 2.79m) Having ceiling spot lights, power points, gas central heating radiator, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with work surfaces over, inset ceramic bowl and a half sink drainer unit with mixer tap, integrated four ring electric hob with cooker hood above and double oven/grill below, plumbing for dishwasher, tiling to walls and flooring and door leading into utility room.

Utility

5' 7" x 4' 11" (1.71m x 1.49m) Having ceiling spot lights, power points, plumbing for washing machine, space for utilities, wall mounted Worcester Bosch boiler, tiling to walls and floor, door leading into guest W/C and door leading to rear garden patio area.

Guest W/C

4' 11" x 3' 10" (1.49m x 1.16m) Having ceiling spot lights, gas central heated towel radiator, obscure double glazed window to side elevation, low level W/C, vanity hand wash basin with mixer tap, tiling to walls and floor.

Conservatory

12' 8" x 7' 7" (3.85m x 2.32m) Having ceiling light point, power points, double glazed windows to side elevations, tiled flooring and double glazed patio doors leading to rear garden.

Master Bedroom

11' 9" x 8' 7" (3.59m x 2.62m) Having ceiling spot lights, power points, double glazed window to front elevation, wood effect laminate flooring, gas central heating radiator and door leading to en-suite.

En Suite

Having ceiling spot lights, shaver point, obscure double glazed window to front elevation, suite comprises of walk in shower cubicle with shower head above, wall mounted hand wash basin with mixer tap, low level W/C and tiling to walls and floor.

Bedroom Two

11' 9" x 8' 9" (3.59m x 2.67m) Having ceiling spot lights, power points, gas central heating radiator, double glazed window to front elevation and wood effect laminate flooring.

Bedroom Three

9' 6" x 8' 9" (2.89m x 2.67m) Having ceiling spot lights, power points, gas central heating radiator, double glazed window to rear elevation and wood effect laminate flooring.

Bedroom Four

9' 6" x 6' 9" (2.89m x 2.06m) Having ceiling spot lights, power points, gas central heating radiator, double glazed window to front elevation, fitted wardrobe and wood effect laminate flooring.

Family Bathroom

6' 6" x 5' 6" (1.97m x 1.67m) Having ceiling spot lights, gas central heating radiator, obscure double glazed window to rear elevation, bathroom suite comprises of freestanding bath with mixer tap, wall mounted hand wash basin with mixer tap, low level W/C and tiling to walls and floor.

Rear Garden

The rear of the property comprises of paved patio area with steps leading up to lawned area, planters to sides with mature shrubs and bushes and fencing to its perimeters.

Garage

17' 7" x 8' 3" (5.35m x 2.52m)