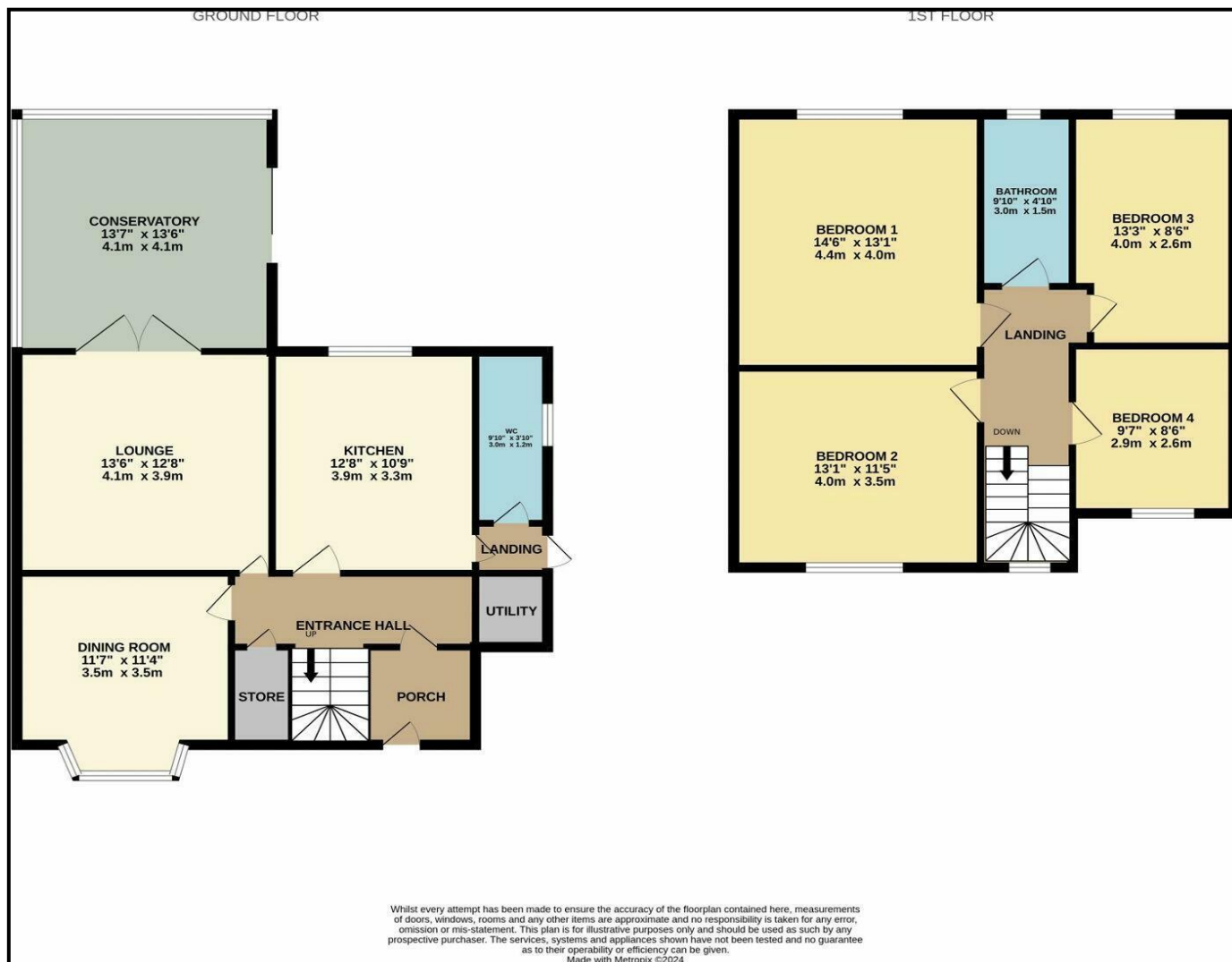


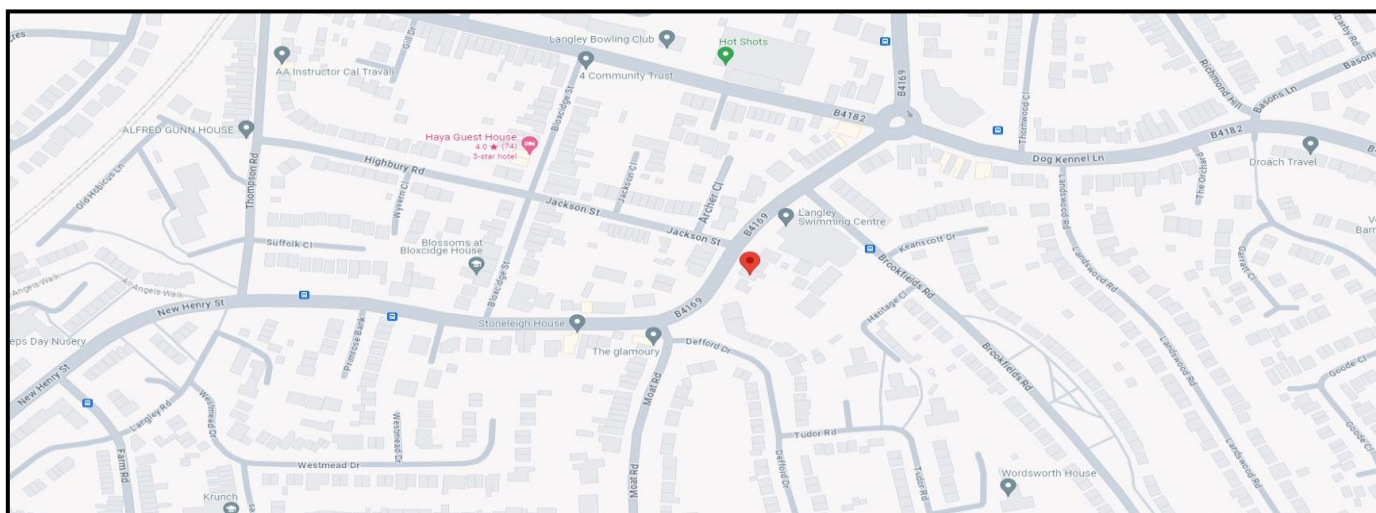
18 Birmingham Street, Oldbury, West Midlands, B69 4DS
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Vicarage Road, Oldbury, West Midlands, B68 8HR

£375,000

Innovate Estate Agents are delighted to offer this FOUR BEDROOM SEMI DETACHED PROPERTY situated in Oldbury! The property boasts of FRONT DRIVEWAY allowing OFF ROAD PARKING, front entrance porch, entrance hallway, TWO RECEPTION ROOMS, FITTED KITCHEN, guest W/C, utility, CONSERVATORY, family bathroom, rear garden, double glazing and gas central heating (where specified). Thanks to its convenient location the property has easy commute to a range of day to day amenities, educational facilities and transport links such as Barnford Park, Q3 Academy Langley, Our Lady and St Hubert's Catholic Primary School, Asda Oldbury Superstore, Langley Green Train Station and M5 (Junction 2). EPC Rating: C. Council Tax Band: C. Admin Fees May Apply.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	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 crete print front driveway allowing off road parking leading to front entrance porch.
Front Entrance Porch	Having further door leading into entrance hallway.
Entrance Hallway	Having ceiling light point, stairs rising to first floor landing, door to storage cupboard and doors leading into both reception rooms and fitted kitchen.
Dining Room	11' 6" x 11' 6" (3.5m x 3.5m) Having ceiling light point, power points, gas central heating radiator, feature fireplace, double glazed bay window to front elevation and parquet flooring.
Lounge	13' 5" x 12' 10" (4.1m x 3.9m) Having ceiling light point, wall light points, power points, gas central heating radiator, feature gas fire with decorative surround and door leading into conservatory.
Fitted Kitchen	12' 10" x 10' 10" (3.9m x 3.3m) 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, space for range style cooker with cooker hood above, plumbing for washing machine and dishwasher, space for fridge/freezer, tiling to walls and floor and door to side leading to guest W/C.
Guest W/C	9' 10" x 3' 11" (3.0m x 1.2m) Having ceiling light point, wall mounted boiler, low level W/C, vanity hand wash basin with mixer tap, tiling to walls and floor.
Utility	Having ceiling light point, power points, plumbing for washing machine and tiled flooring.
Conservatory	13' 5" x 13' 5" (4.1m x 4.1m) Having wall light points, tiled flooring, triple glazed windows to rear elevation and sliding patio door leading to rear garden.
First Floor Landing	Having ceiling light point, gas central heating radiator, double glazed window to front elevation, doors leading into all bedrooms and family bathroom.
Bedroom One	14' 5" x 13' 1" (4.4m x 4.0m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation and fitted wardrobes.
Bedroom Two	13' 1" x 11' 6" (4.0m x 3.5m) Having ceiling light point, power points, gas central heating radiator, built in wardrobes and double glazed window to front elevation.
Bedroom Three	13' 1" x 8' 6" (4.0m x 2.6m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Bedroom Four	9' 6" x 8' 6" (2.9m x 2.6m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Family Bathroom	9' 10" x 4' 11" (3.0m x 1.5m) Having ceiling light point, obscure double glazed window to rear elevation, bathroom suite comprises of panel bath with electric shower and shower head attachment, vanity hand wash basin with mixer tap, low level W/C and tiling to walls.
Rear Garden	The rear of the property comprises of patio area laid to lawn, planters to sides and fencing to its perimeters.