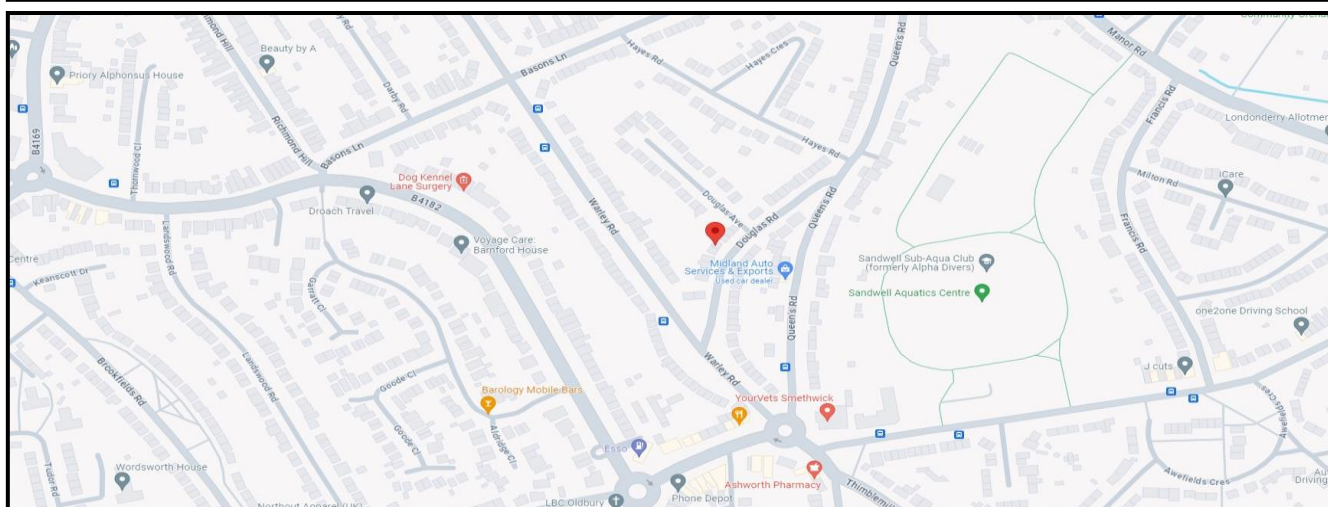
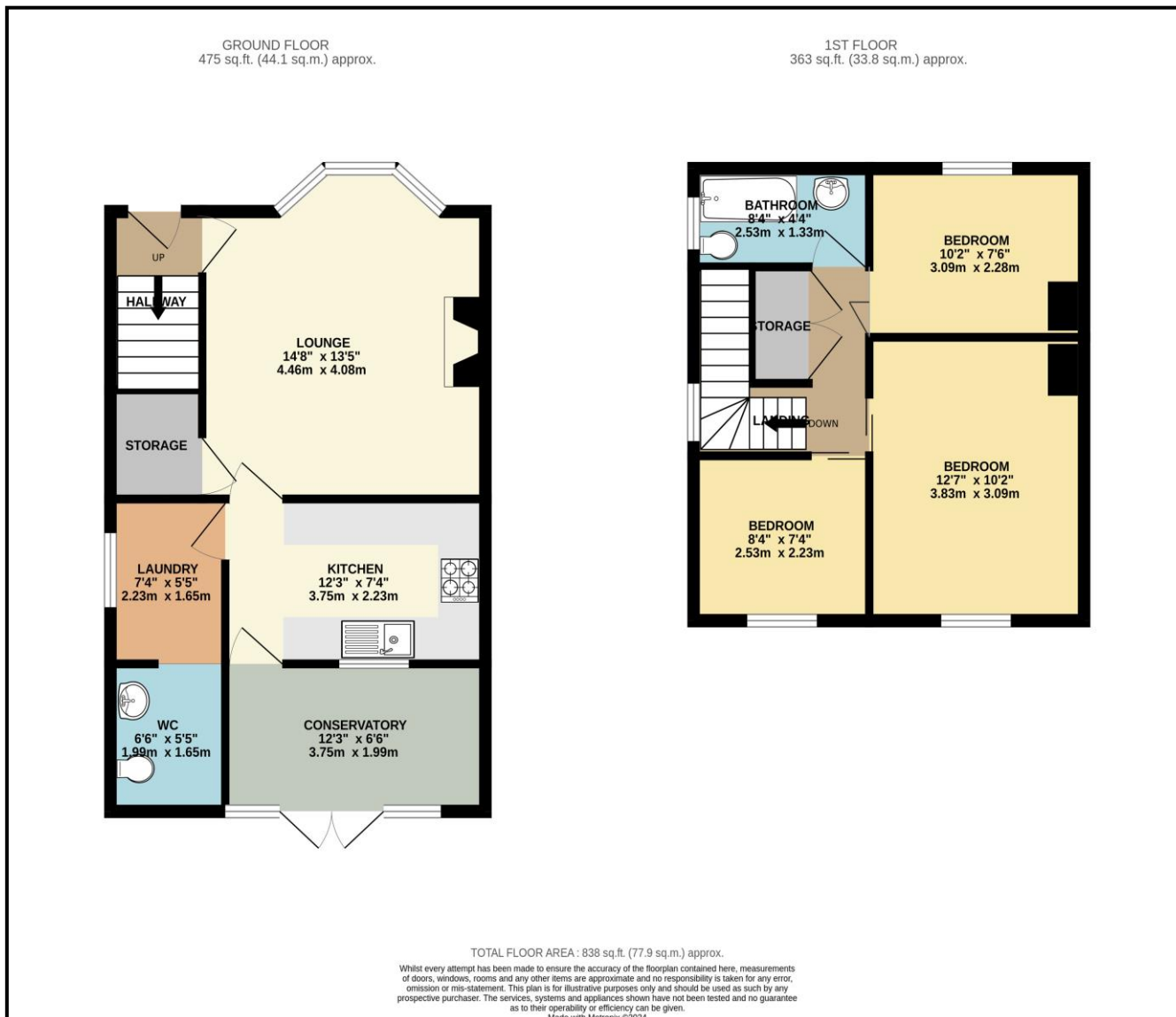


18 Birmingham Street, Oldbury, West Midlands, B69 4DS
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Douglas Road, Oldbury, West Midlands, B68 9ST

Offers in Excess of £220,000

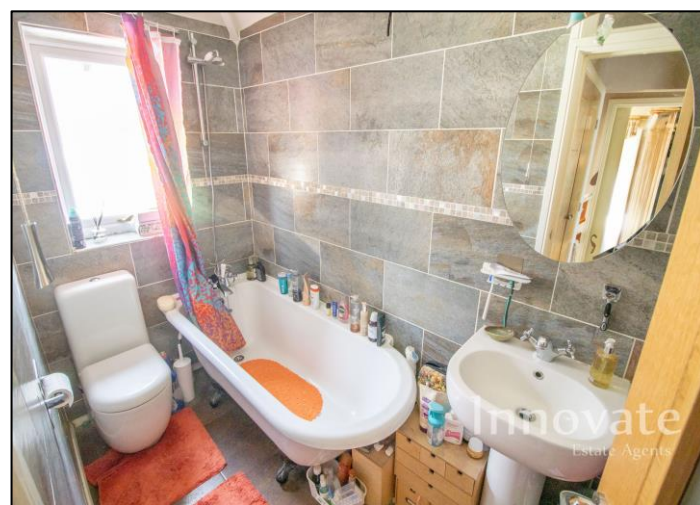
Innovate Estate Agents are pleased to present this **THREE BEDROOM SEMI DETACHED HOUSE** situated in Oldbury! The property boasts of block paved fore garden with potential for driveway following drop kerb, entrance hallway, LOUNGE, FITTED KITCHEN, utility room, guest W/C, CONSERVATORY, family bathroom, rear garden, double glazing and gas central heating throughout! 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 Sandwell Aquatics Centre, Bristnall Hall Academy, Devonshire Junior Academy, Langley Train Station and M5 (Junction 2). EPC Rating: D. Council Tax Band: 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 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 a block paved fore garden leading to front entrance door and pathway leading to side access to rear garden.
Entrance Hallway	Having ceiling light point, power points, gas central heating radiator, tiled flooring, door leading into lounge and stairs rising to first floor landing.
Lounge	14' 8" x 13' 5" (4.46m x 4.08m) Having ceiling light point, power points, gas central heating radiator, double glazed bay window to front elevation, feature fire place with log burner, wood flooring and door leading into fitted kitchen.
Fitted Kitchen	12' 4" x 7' 4" (3.75m x 2.23m) 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 sink drainer unit with mixer tap, integrated four ring electric hob with cooker hood above, integrated oven, plumbing for dishwasher, space for fridge/freezer, tiling to walls and floor, door leading into utility room and door to conservatory.
Utility Room	7' 4" x 5' 5" (2.23m x 1.65m) Having ceiling light point, power points, tiled flooring, double glazed window to side elevation, plumbing for washing machine and door leading into guest W/C.
Guest W/C	6' 6" x 5' 5" (1.99m x 1.65m) Having ceiling spotlights, gas central heated towel radiator, low level W/C, vanity hand wash basin with mixer tap and tiled flooring.
Conservatory	12' 4" x 6' 6" (3.75m x 1.99m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and French doors leading to rear garden.
First Floor Landing	Having ceiling light point, gas central heating radiator, access to loft space, airing cupboard housing boiler, doors leading into all bedrooms and family bathroom.
Bedroom One	12' 7" x 10' 2" (3.83m x 3.09m) Having ceiling light point, power points, gas central heating radiator, real wood flooring and double glazed window to rear elevation.
Bedroom Two	10' 2" x 7' 6" (3.09m x 2.28m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to front elevation.
Bedroom Three	8' 4" x 7' 4" (2.53m x 2.23m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to rear elevation.
Family Bathroom	8' 4" x 4' 4" (2.53m x 1.33m) Having ceiling spotlights, gas central heating radiator, obscure double glazed window to side elevation, bathroom suite comprises of freestanding bath with mixer tap and shower head attachment above, pedestal 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 planters to sides, door leading to brick built storage shed, steps leading up to further paved seating area, further lawned area with mature shrubs and bushes and fencing to its perimeters.