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e Ltd trading as Innovate Estate Agents has not tested the equipment or central heating system ntioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and conditio

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18 Birmingham Street, Oldbury, West Midlands, B69 4DS T: 0121 544 4554 E: info@innovate-ea.co.uk



## Princess Road, Oldbury, West Midlands, B68 9PN

## £245,000

Innovate Estate Agents are pleased to present this THREE BEDROOM MID TERRACED HOUSE situated in Oldbury! The property boasts of FRONT DRIVEWAY allowing OFF ROAD PARKING, front entrance porch, entrance hallway, LOUNGE, FITTED KITCHEN/DINER, guest W/C, CONSERVATORY, family bathroom, boarded loft space, rear garden, double glazing and gas central 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 Moat Farm Infant School, Bristnall Hall Academy, Tesco Express Supermarket, Langley Green Train Station and M5 (Junction 2). EPC Rating: D. Council Tax Band: B. Admin Fees May Apply.















Approach	The property is approached via parking leading to front entranc
Front Entrance Porch	Having ceiling spotlights, power entrance hallway.
Entrance Hallway	Having ceiling spotlights, power rising to first floor landing and d
Lounge	Having ceiling light point, power glazed bay window to front elev fire with decorative surround an
Fitted Kitchen/Diner	Having ceiling spotlights, power gas central heating radiator, fitte and base units with work tops of integrated four ring electric hob and oven, plumbing for washing walls and floor, door leading to
Guest W/C	Having ceiling light point, gas co window to rear elevation, low le flooring.
Conservatory	Having ceiling light point, power tiled flooring and French doors
First Floor Landing	Having ceiling spotlights, power down loft ladders, doors leading
Bedroom One	Having ceiling light point, power laminate flooring and double gla
Bedroom Two	Having ceiling light point, power laminate flooring and double gla
Bedroom Three	Having ceiling light point, power laminate flooring, double glazed cupboard.
Family Bathroom	Having ceiling spotlights, obscu central heated towel radiator, ba with thermostatic shower and sl basin with mixer tap, low level V
Loft	Having ceiling light point and ga
Rear Garden	The rear of the property comprised own to lawned area with planted

a a block paved front driveway allowing off road ce porch door.

er point, tiled flooring and door leading into

er points, wood effect laminate flooring, stairs door leading into lounge.

er points, gas central heating radiator, double vation, wood effect laminate flooring, feature gas nd door leading into fitted kitchen.

er points, double glazed window to rear elevation, tted kitchen comprises of matching high gloss wall over, inset sink drainer unit with mixer tap, b with cooker hood above, integrated microwave ng machine, American style fridge/freezer, tiling to b guest W/C and door to conservatory.

central heating radiator, obscure double glazed evel W/C, wall mounted hand wash basin and tiled

er points, double glazed windows to rear elevation, s leading to rear garden.

er point, access to boarded loft space with pull ing into all bedrooms and family bathroom.

er points, gas central heating radiator, wood effect lazed window to rear elevation.

er points, gas central heating radiator, wood effect lazed window to front elevation.

er points, gas central heating radiator, wood effect ed window to front elevation and built in storage

ure double glazed window to rear elevation, gas bathroom suite comprises of fitted shower cubicle shower head attachment above, vanity hand wash W/C, panelling to walls and linoleum flooring.

as central heating radiator.

rises of decking seating area with steps leading ters to sides and fencing to its perimeters.