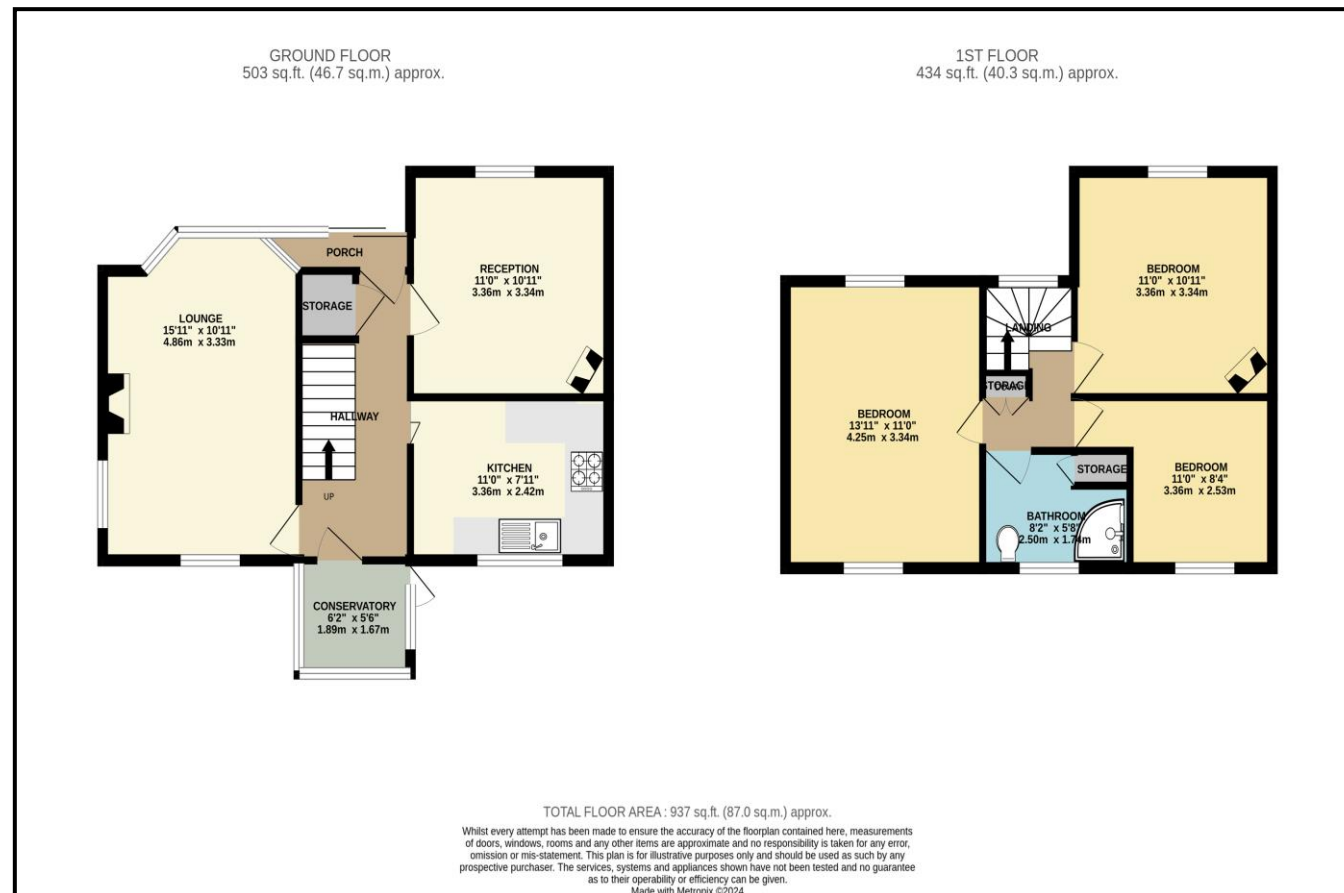


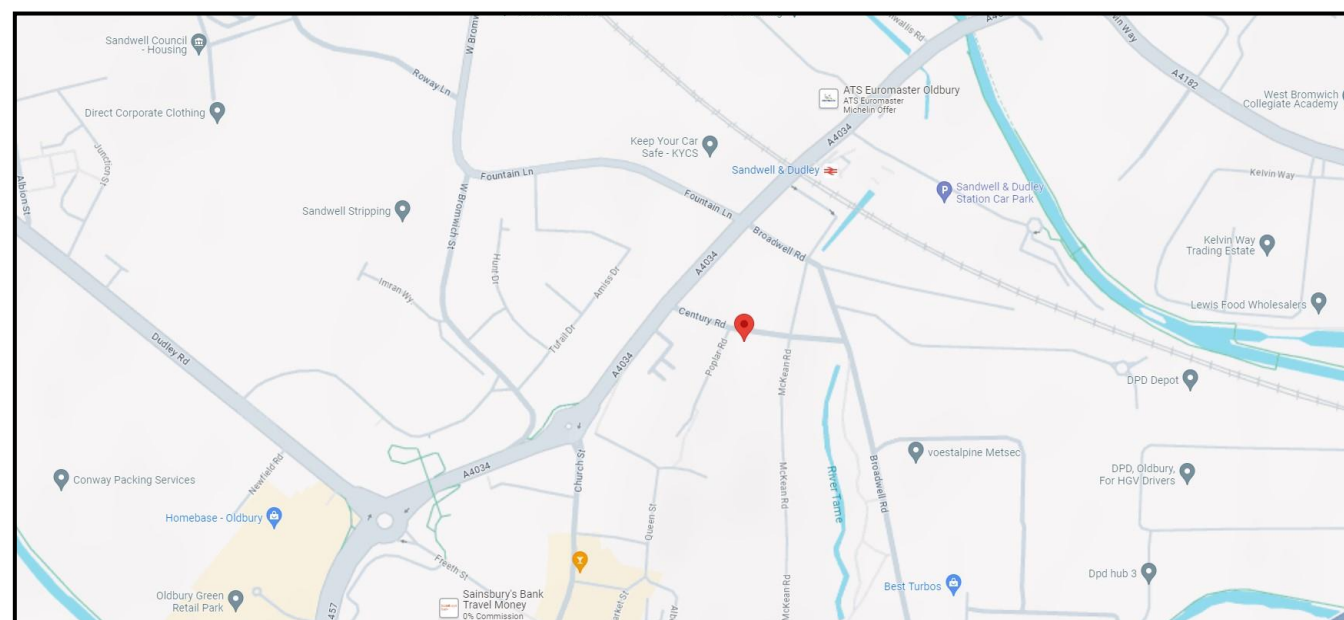
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Century Road, Oldbury, West Midlands, B69 4AN

Offers Over £365,000

****CORNER PLOT**** Innovate Estate Agents are delighted to present this **THREE BEDROOM DETACHED FAMILY HOME** situated in Oldbury! The property boasts of **DRIVEWAY** allowing **OFF ROAD PARKING**, front entrance porch, entrance hallway, **TWO RECEPTION ROOMS**, **FITTED KITCHEN**, **CONSERVATORY**, family bathroom, rear garden, **SIDE ACCESS**, **GARAGE**, double glazing and gas central heating! Thanks to its sought after location the property is only a stone throw away from a range of day to day amenities, educational facilities and transport links such as Christ Church Church of England Primary School, St Francis Xavier Catholic Primary School, Oldbury Green Retail Park, Sainsbury's Oldbury Superstore, Sandwell & Dudley Train Station and M5 (Junction 2). **EPC Rating: D.** **Council Tax Band: B.** Admin Fees May Apply.

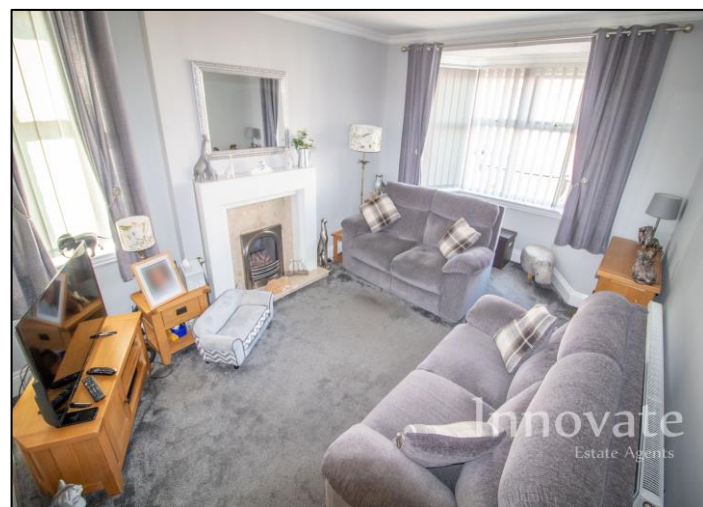


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Equipment: Plascom One Ltd trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

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 a fore garden with planters and pathway leading to front entrance porch door, driveway to side allowing off road parking leading to up and over garage door and side gate leading to rear garden.

Front Entrance Porch

Having further door leading into entrance hallway.

Entrance Hallway

Having ceiling light point, gas central heating radiator, tiled flooring, doors leading into both reception rooms, fitted kitchen, conservatory and under stairs storage cupboard and stairs rising to first floor landing.

Reception Room One

11' 0" x 10' 11" (3.36m x 3.34m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation and feature electric fire with decorative surround.

Reception Room Two

15' 11" x 10' 11" (4.86m x 3.33m) Having ceiling light point, power points, gas central heating radiator, double glazed bay window to front elevation, double glazed window to side elevation and feature gas fire with decorative surround.

Fitted Kitchen

11' 0" x 7' 11" (3.36m x 2.42m) Having ceiling spotlights, power points, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset bowl and a half stainless steel sink drainer unit with mixer tap, integrated four ring gas hob with extractor fan above and oven below, plumbing for washing machine, space for fridge/freezer, tiling to walls and wood effect laminate flooring.

Conservatory

6' 2" x 5' 6" (1.89m x 1.67m) Having power points, wood effect laminate flooring, double glazed window to rear elevation and door leading to rear garden.

First Floor Landing

Having ceiling light point, gas central heating radiator, access to loft space, double glazed window to front elevation, doors leading into all bedrooms and family bathroom.

Bedroom One

13' 11" x 10' 11" (4.25m x 3.34m) Having ceiling light point, power points, gas central heating radiator and double glazed windows to front and rear elevations.

Bedroom Two

11' 0" x 10' 11" (3.36m x 3.34m) Having ceiling light point, power points, gas central heating radiator, fitted wardrobes and double glazed window to front elevation.

Bedroom Three

11' 0" x 8' 4" (3.36m x 2.53m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to rear elevation.

Family Bathroom

8' 2" x 5' 9" (2.50m x 1.74m) Having ceiling spotlights, obscure double glazed window to rear elevation, bathroom suite comprises of built in shower cubicle with thermostatic shower and shower head attachment, vanity hand wash basin with mixer tap, low level W/C, built in storage cupboard, tiling to walls and linoleum flooring.

Rear Garden

The rear of the property comprises of stone chipped patio area with paved pathway leading to lawned area, mature shrubs and bushes, further stone chipped area, gates providing side access and fencing to its perimeters.

Garage

9' 5" x 15' 11" (2.860m x 4.851m) Having ceiling light point.