

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

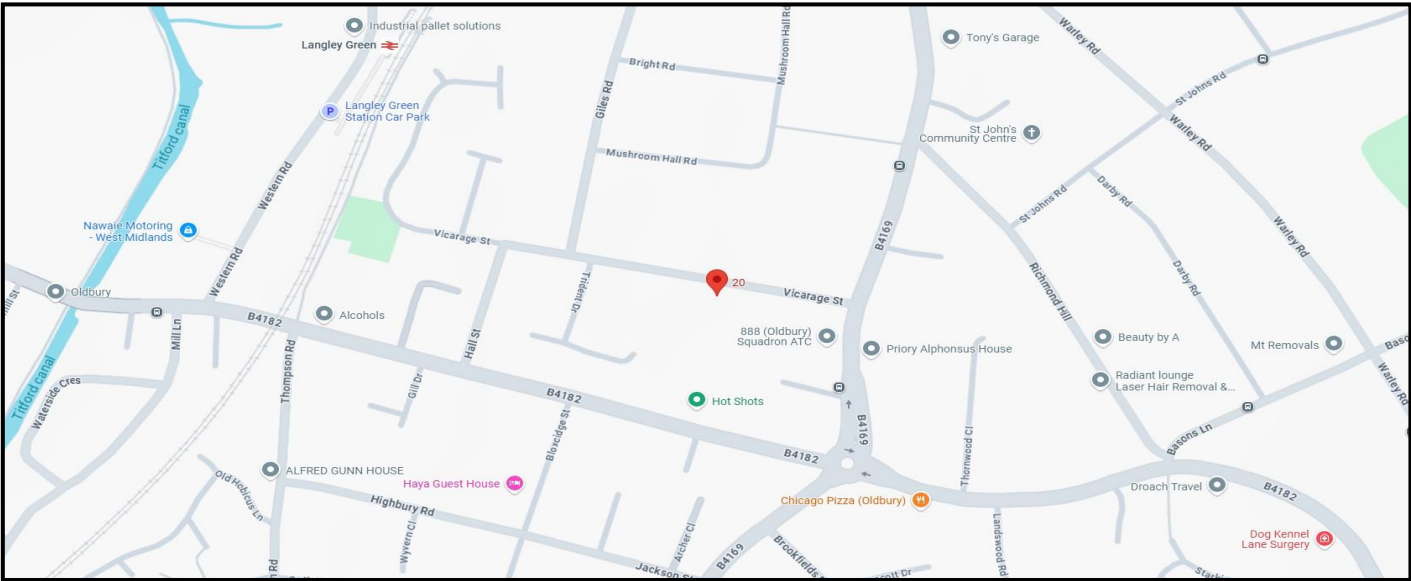


Ground Floor
Floor area 84.4 sq.m. (909 sq.ft.)

First Floor
Floor area 59.3 sq.m. (639 sq.ft.)

Total floor area: 143.7 sq.m. (1,547 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



EPC RATING: TBC



Vicarage Street, Oldbury, West Midlands, B68 8HQ

£325,000

Innovate Estate Agents are delighted to present this FOUR BEDROOM SEMI DETACHED PROPERTY situated in Oldbury. The property boasts a FRONT DRIVEWAY allowing OFF ROAD PARKING, entrance hallway, TWO RECEPTION ROOMS, FITTED KITCHEN, downstairs wet room, GARAGE, 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 Rood End Primary School, Q3 Academy Langley, Asda Supermarket, Langley Green Train Station and M5 (Junction 2). Council Tax Band D. EPC RATING: TBC. 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 block paved front driveway allowing off road parking leading to up and over garage door and front entrance door.
Entrance Hallway	Having ceiling light point, stairs rising to first floor landing, doors leading into both reception rooms, fitted kitchen and under stair storage cupboard.
Reception Room One	12' 8" x 10' 10" (3.86m x 3.30m) Having ceiling light point, power points, gas central heating radiator, double glazed bay window to front elevation, feature fireplace with decorative surround and wood effect laminate flooring.
Lounge Area	14' 1" x 10' 10" (4.28m x 3.30m) Having ceiling light point, wall light points, power points, gas central heating radiator, feature fireplace with decorative surround and archway leading into dining area.
Dining Area	16' 5" x 11' 5" (5.00m x 3.48m) Having ceiling spotlights, power points, gas central heating radiator, double glazed window to rear elevation, wood effect laminate flooring and French doors leading to rear garden.
Fitted Kitchen	10' 10" x 7' 3" (3.29m x 2.20m) Having ceiling light point, power points, gas central heating radiator, double glazed window to side elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, integrated four ring gas hob with cooker hood above and oven below, space for fridge/freezer, plumbing for washing machine, tiling to walls and floor and door leading to rear lobby.
Rear Lobby	Having door to side leading to rear garden and door leading into downstairs shower room.
Downstairs Wet Room	8' 10" x 5' 3" (2.68m x 1.59m) Having ceiling light point, obscure double glazed window to side elevation, suite comprises of electric shower with shower head attachment and fold out shower screen, pedestal hand wash basin with hot and cold water taps, low level W.C, tiling to all walls and floor.
First Floor Landing	Having ceiling light point, doors leading into all bedrooms and family bathroom.
Bedroom One	14' 2" x 10' 11" (4.33m x 3.32m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Bedroom Two	12' 6" x 11' 1" (3.80m x 3.38m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Bedroom Three	18' 8" x 6' 7" (5.70m x 2.00m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front and rear elevations.
Bedroom Four	11' 0" x 7' 5" (3.36m x 2.27m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Family Bathroom	8' 2" x 7' 5" (2.50m x 2.26m) Having ceiling light point, gas central heating radiator, obscure double glazed window to front elevation, bathroom suite comprises of panel bath with shower mixer tap, pedestal hand wash basin with hot and cold water taps, low level W.C, tiling to walls and linoleum flooring.
Rear Garden	The rear of the property comprises of paved patio area laid to lawn with access to brick built storage shed with up and over door and fencing to its perimeters.
Garage	19' 8" x 6' 11" (6.00m x 2.10m) Having ceiling light point, up and over garage door to front elevation and door leading to rear garden.