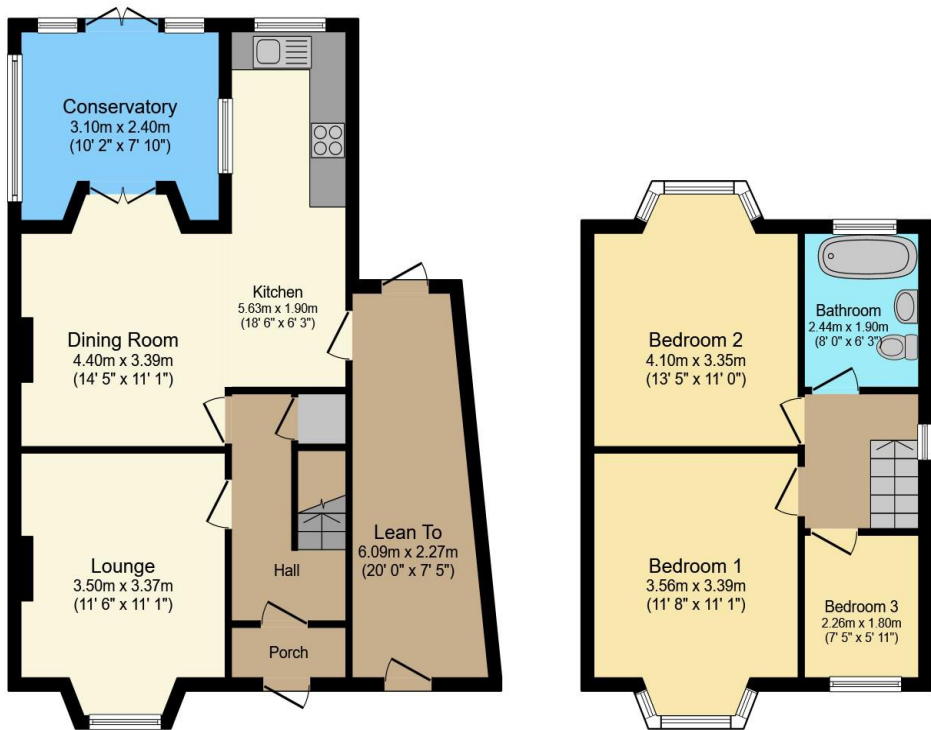


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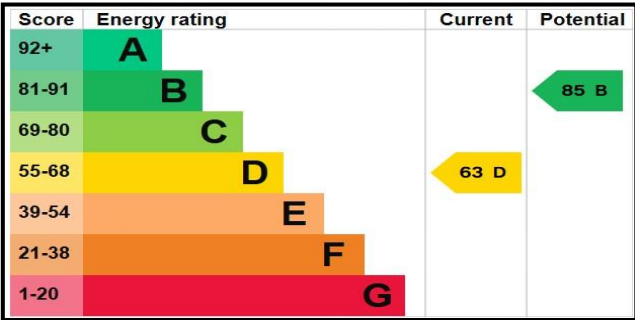
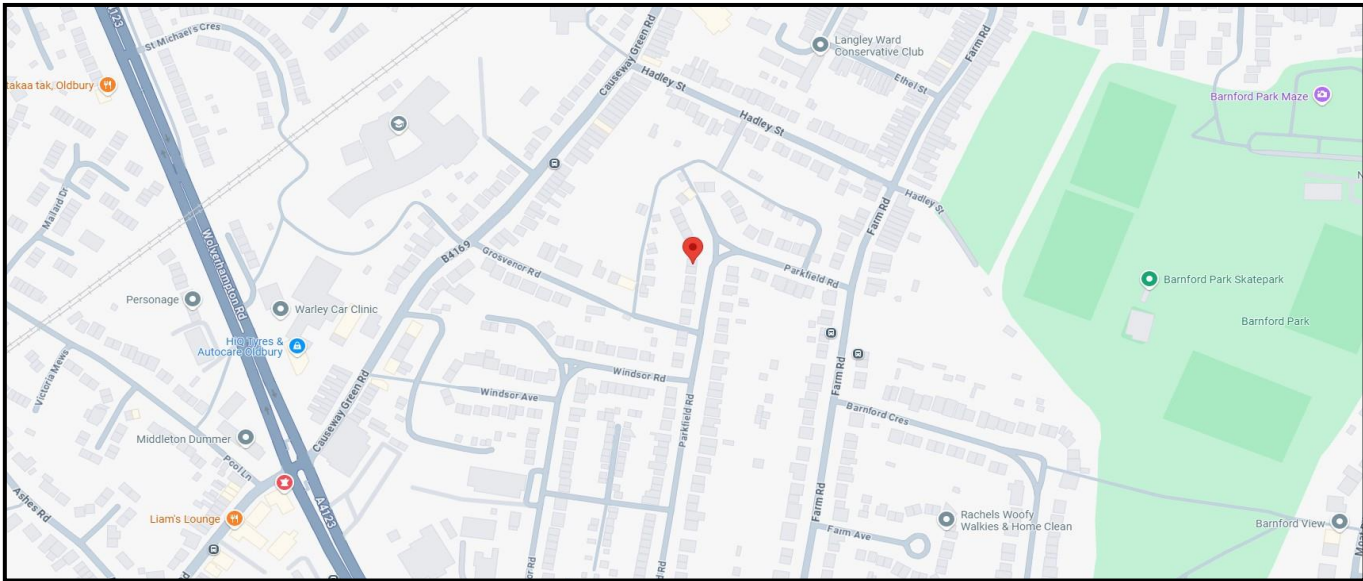


Ground Floor
Floor area 68.5 sq.m. (738 sq.ft.)

First Floor
Floor area 39.9 sq.m. (429 sq.ft.)

Total floor area: 108.4 sq.m. (1,167 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).



Parkfield Road, Oldbury, West Midlands, B68 8PT

£280,000

Innovate Estate Agents are delighted to present this THREE BEDROOM SEMI DETACHED PROPERTY situated in Oldbury. The property boasts a FRONT DRIVEWAY allowing OFF ROAD PARKING, front entrance porch, entrance hallway, LOUNGE, OPEN PLAN FITTED KITCHEN/DINING ROOM, CONSERVATORY, lean to, family bathroom, rear garden, REAR ACCESS to REAR DOUBLE GARAGE, 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 Oldbury Academy, Q3 Academy Langley, Barnford Park, ASDA Supermarket, Langley Green Train Station, Rowley Regis Train Station and M5 (Junction 2). EPC Rating: D. Council Tax Band: B. 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 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 block paved front driveway allowing off road parking with lawned fore garden to side leading to front entrance porch door and lean to door.
Front Entrance Porch	Having further door leading into entrance hallway.
Entrance Hallway	Having ceiling light point, stairs rising to first floor landing, doors leading into understairs storage cupboard, lounge and dining room.
Lounge	11' 6" x 11' 1" (3.50m x 3.37m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, inset fireplace and double glazed bay window to front elevation.
Dining Area	14' 5" x 11' 1" (4.40m x 3.39m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, double glazed windows and French doors leading into conservatory and archway leading into fitted kitchen.
Fitted Kitchen	18' 6" x 6' 3" (5.63m x 1.90m) 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, integrated four ring gas hob with cooker hood above and oven below, plumbing for washing machine, space for fridge/freezer, tiling to splash prone areas, wood effect laminate flooring and door leading into lean to.
Conservatory	10' 2" x 7' 10" (3.10m x 2.40m) Having power points, double glazed windows to rear elevation, wood effect laminate flooring and French doors leading to rear garden.
Lean To	20' 0" x 7' 5" (6.09m x 2.27m) Having ceiling light point, door leading to front of property and door leading to rear garden.
First Floor Landing	Having ceiling light point, doors leading into all bedrooms and family bathroom.
Bedroom One	11' 8" x 11' 1" (3.56m x 3.39m) Having ceiling light point, power points, gas central heating radiator and double glazed bay window to front elevation.
Bedroom Two	13' 5" x 11' 0" (4.10m x 3.35m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed bay window to rear elevation.
Bedroom Three	7' 5" x 5' 11" (2.26m x 1.80m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Family Bathroom	8' 0" x 6' 3" (2.44m x 1.90m) Having ceiling light point, gas central heating radiator, obscure double glazed window to rear elevation, bathroom suite comprises of panel bath with electric shower and shower head attachment above, pedestal hand wash basin with mixer tap, low level W.C, tiling to splash prone areas and linoleum flooring.
Rear Garden	The rear of the property comprises of paved patio area with pathway leading to lawned area, planters to sides and door leading to rear garage.
Rear Garage	Accessed via a service road to rear and having doors allowing access to rear garage.