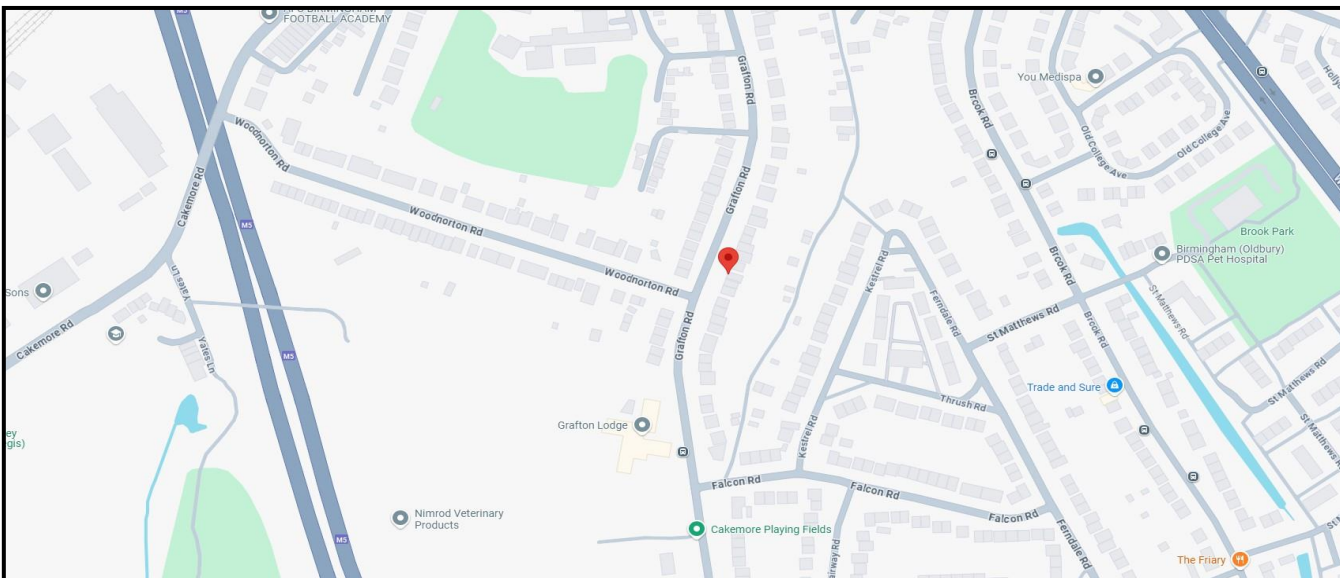


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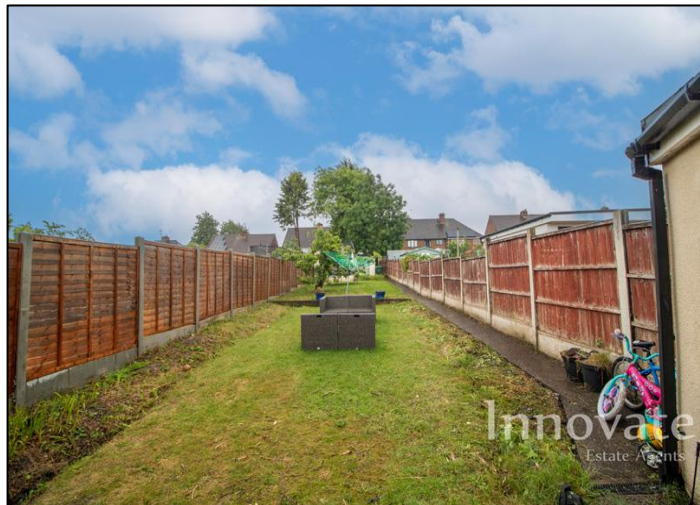
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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£270,000

****VIEWING HIGHLY RECOMENDED**** 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**, **DINING ROOM**, **FITTED KITCHEN**, utility room, multipurpose room, family bathroom, rear garden, double glazing and gas central heating (where specified). Thanks to its convenient location the property has easy commute to a range of day to day amenities, educational facilities and transport links such as Oldbury Academy, Asda Oldbury Superstore, Rowley Regis Train Station and M5 (Junction 2).
EPC Rating: D. Council Tax Band: C. Admin Fees May Apply.



Approach

The property is approached via a tarmacadam front driveway allowing off road parking leading to front entrance porch door and side access to rear garden.

Front Entrance Porch

Having further door leading into entrance hallway.

Entrance Hallway

Having ceiling light point, gas central heating radiator, wood effect laminate flooring, stairs rising to first floor landing, doors leading into lounge, fitted kitchen and understairs storage cupboard.

Lounge

11' 10" x 11' 8" (3.60m x 3.55m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation, feature fireplace with log burner and archway leading into dining room.

Dining Room

10' 11" x 10' 6" (3.33m x 3.19m) Having ceiling light point, power points, gas central heating radiator and sliding patio doors leading to rear garden.

Fitted Kitchen

12' 8" x 9' 10" (3.87m x 3.00m) Having ceiling spotlights, power points, gas central heating radiator, double glazed windows to side and rear elevations, two skylights, fitted kitchen comprises of matching high gloss wall and base units with work tops over, inset bowl and a half ceramic sink with mixer tap, integrated four ring electric hob with cooker hood above and electric oven below, tiling to walls, wood effect laminate flooring, door leading to rear garden and door leading into utility room.

Utility

3' 11" x 3' 11" (1.20m x 1.20m) Having ceiling light point, power points and plumbing for washing machine.

Multipurpose Room

10' 11" x 3' 11" (3.33m x 1.20m) Having ceiling light point, power points, double glazed window to rear elevation, and tiled flooring.

First Floor Landing

Having ceiling light point, power point, obscure double glazed window to side elevation, access to loft space, doors leading into all bedrooms and family bathroom.

Bedroom One

12' 8" x 10' 6" (3.87m x 3.20m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation and fitted cupboard.

Bedroom Two

11' 5" x 10' 5" (3.48m x 3.18m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation and fitted wardrobes.

Bedroom Three

6' 7" x 6' 7" (2.00m x 2.00m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

Family Bathroom

5' 5" x 5' 0" (1.66m x 1.52m) Having ceiling light point, gas central heated towel radiator, obscure double glazed window to rear elevation, bathroom suite comprises of panel bath with 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, door leading into multipurpose room, lawned area and fencing to its perimeters.