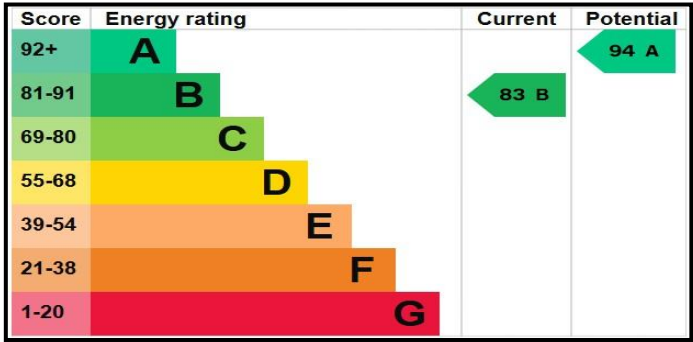
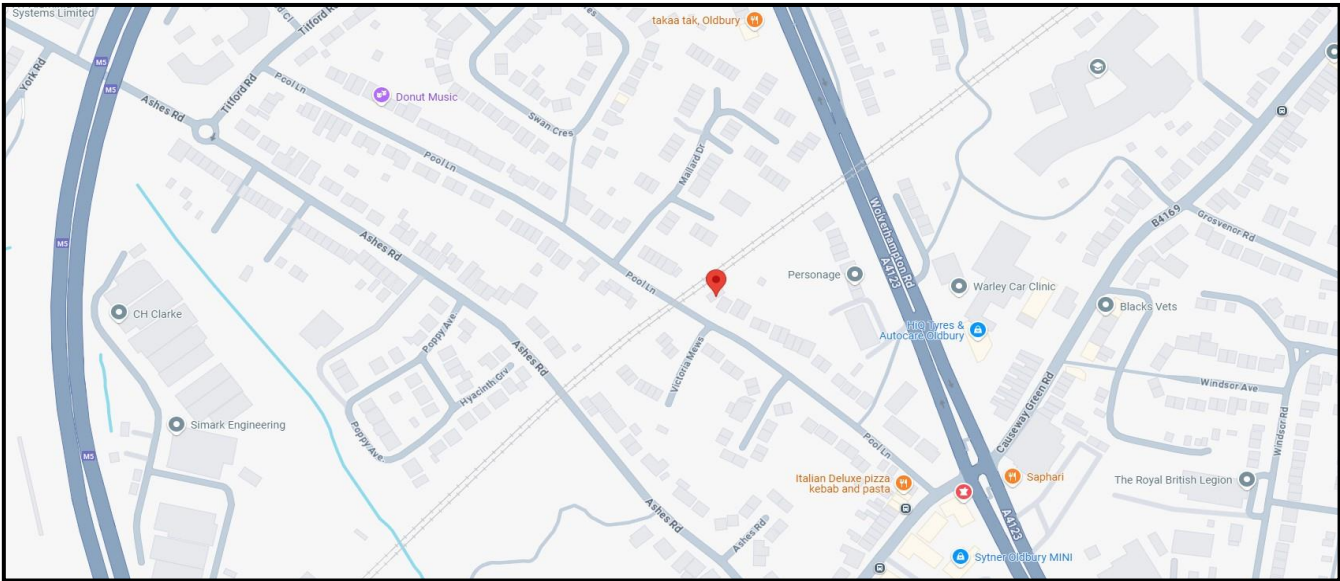


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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Pool Lane, Oldbury, West Midlands, B69 4QX

£270,000

****VIEWING HIGHLY RECOMMENDED**** Innovate Estate Agents are delighted to present this TWO BEDROOM DETACHED PROPERTY situated in Oldbury. The property boasts a FRONT DRIVEWAY with CAR TURNTABLE allowing OFF ROAD PARKING, EV CHARGER, entrance hallway, FITTED KITCHEN, LOUNGE/DINER, guest W.C, 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 The Orchard School, Oldbury Academy, Asda Supermarket, Rowley Regis Train Station, Langley Green Train Station and M5 (Junction 2). EPC Rating: B. Council Tax Band: C. 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 car turntable, EV Charger, step leading up to front entrance door and side gate providing access to rear garden.

Entrance Hallway

Having ceiling light point, gas central heating radiator, doors leading into fitted kitchen and living room.

Lounge

21' 0" x 13' 10" (6.40m x 4.22m) Having ceiling light points, power points, two gas central heating radiators, stairs rising to first floor landing, wood effect laminate flooring, door leading into guest W.C and sliding patio doors leading to rear garden.

Guest W.C

Having ceiling light point, low level W.C and tiling to splash prone areas.

Fitted Kitchen

11' 7" x 7' 4" (3.53m x 2.24m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation, fitted kitchen comprises of matching high gloss 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 electric oven below, plumbing for washing machine and dishwasher, space for fridge/freezer, tiling to walls and floor.

First Floor Landing

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

Bedroom One

13' 10" x 11' 7" (4.22m x 3.53m) Having ceiling light point, power points, gas central heating radiator and two double glazed windows to front elevation.

Bedroom Two

13' 11" x 11' 8" (4.24m x 3.56m) Having ceiling light point, power points, gas central heating radiator and two double glazed windows to rear elevation.

Family Bathroom

Having ceiling spotlights, gas central heating radiator, obscure double glazed window to side elevation, bathroom suite comprises of panel bath with hot and cold water tap, built in shower cubicle with thermostatic shower and shower head attachment, low level W.C, pedestal hand wash basin with mixer tap, tiling to walls and floor.

Rear Garden

The rear of the property comprises of paved patio area laid to lawn and fencing to its perimeters.