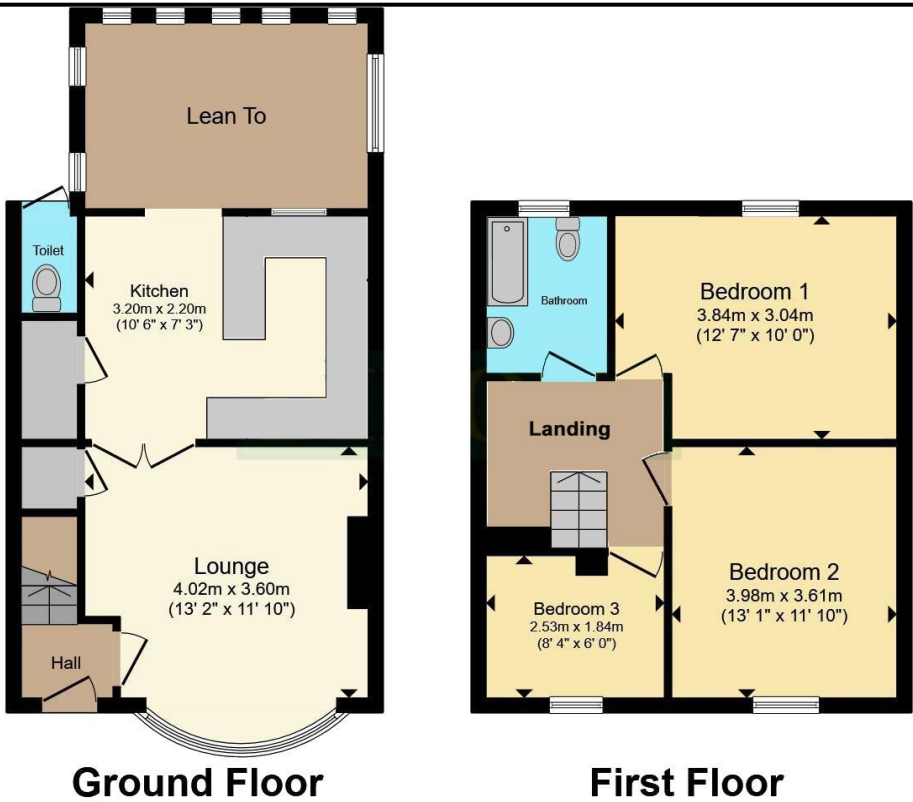
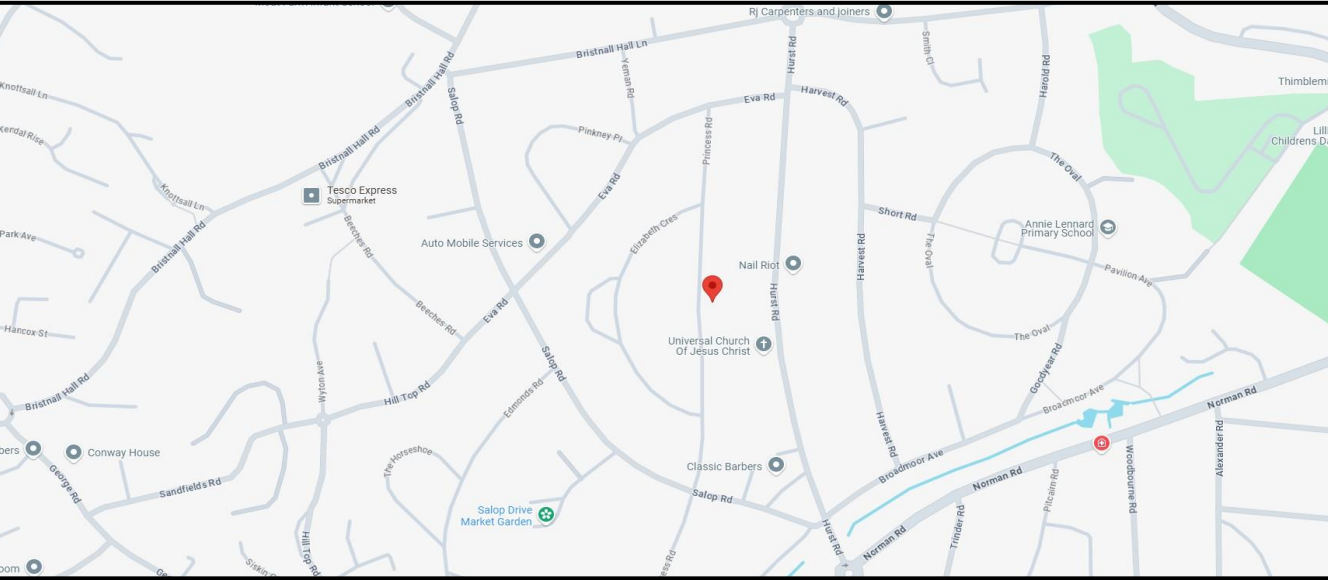


18 Birmingham Street, Oldbury, West Midlands, B69 4DS  
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Total floor area 86.6 sq.m. (932 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Princess Road, Oldbury, West Midlands, B68 9PW

£215,000

Innovate Estate Agents are pleased to present this THREE BEDROOM MID TERRACE PROPERTY situated in Oldbury. The property boasts a FRONT DRIVEWAY allowing OFF ROAD PARKING, entrance hallway, LOUNGE, FITTED KITCHEN/DINER, family bathroom, rear garden, double glazing and gas central heating. 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 Moat Farm Infant School, Bristnall Hall Academy, Tesco Express Supermarket, Langley Green Train Station and M5 (Junction 2). EPC Rating: D. Council Tax Band: B. Admin Fees May Apply.

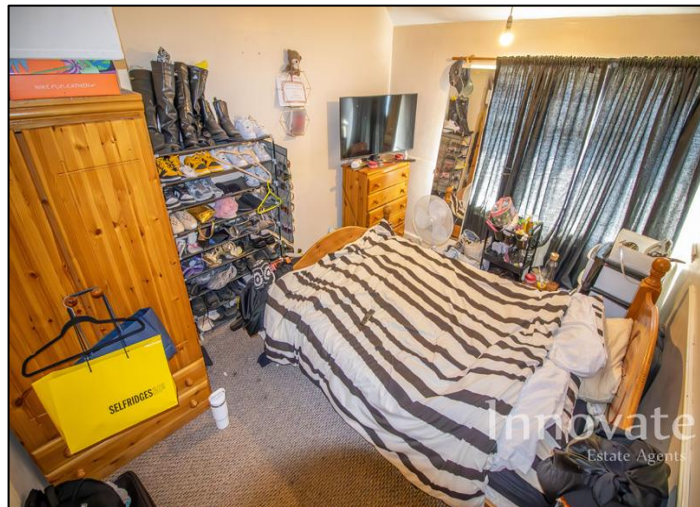
No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Plascom One Ltd as Innovate Estate 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 gate leading to block paved front driveway allowing off road parking leading to front entrance door.
Entrance Hallway	Having ceiling light point, stairs rising to first floor landing and door leading into lounge.
Lounge	13' 2" x 11' 10" (4.02m x 3.60m) Having ceiling light point, power points, gas central heating radiator, feature electric fire with decorative surround, double glazed window to front elevation and double doors leading into fitted kitchen/dining area.
Fitted Kitchen/Diner	10' 6" x 7' 3" (3.20m x 2.20m) Having ceiling light point, power points, gas central heating radiator, door leading into conservatory, double glazed window to rear, archway leading into fitted kitchen comprising of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, gas cooker point with cooker hood above, plumbing for washing machine and tiling to splash prone areas.
Conservatory/Lean To	Having tiled flooring and door leading into rear garden.
First Floor Landing	Having ceiling light point, power points, access to loft space, doors leading into all bedrooms and family bathroom.
Bedroom One	12' 7" x 10' 0" (3.84m x 3.04m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Bedroom Two	13' 1" x 11' 10" (3.98m x 3.61m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Bedroom Three	8' 4" x 6' 0" (2.53m x 1.84m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Family Bathroom	Having ceiling spotlights, 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 hot and cold water taps, low level W.C, tiling to walls and linoleum flooring.
Rear Garden	The rear of the property comprises of decking area laid to lawned area, mature shrubs and bushes and fencing to its perimeters.