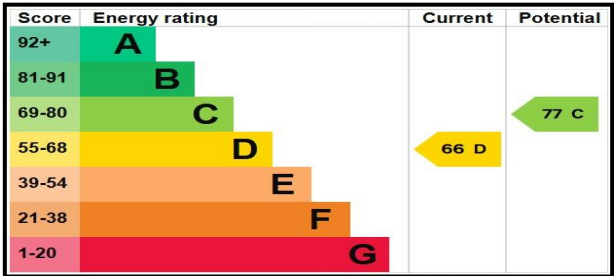
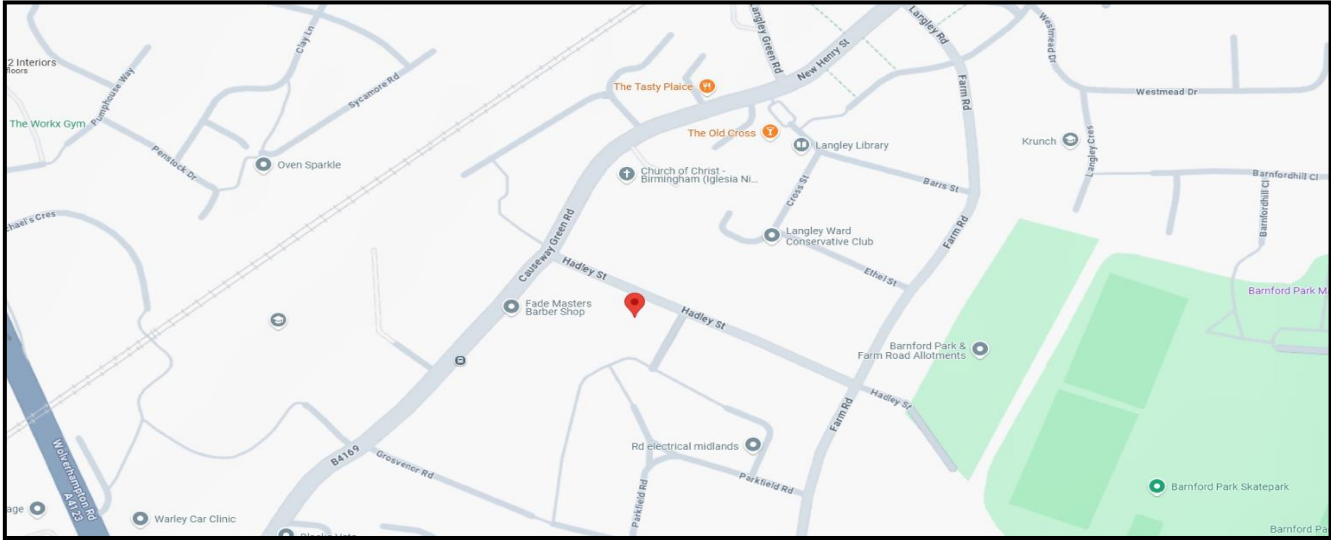
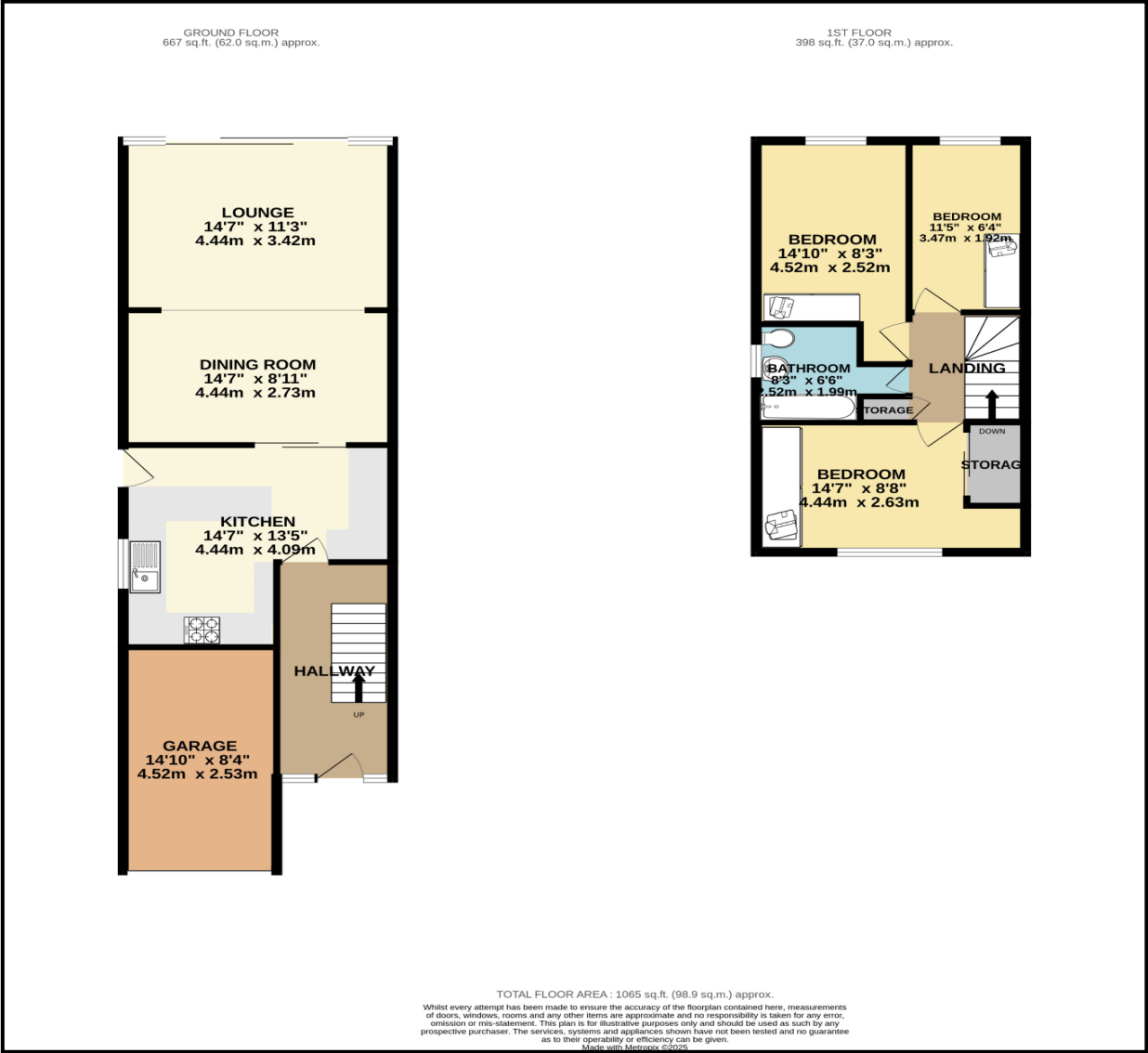


Innovate

Estate Agents

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



Hadley Street, Oldbury, West Midlands, B68 8PU

Offers in Excess of £240,000

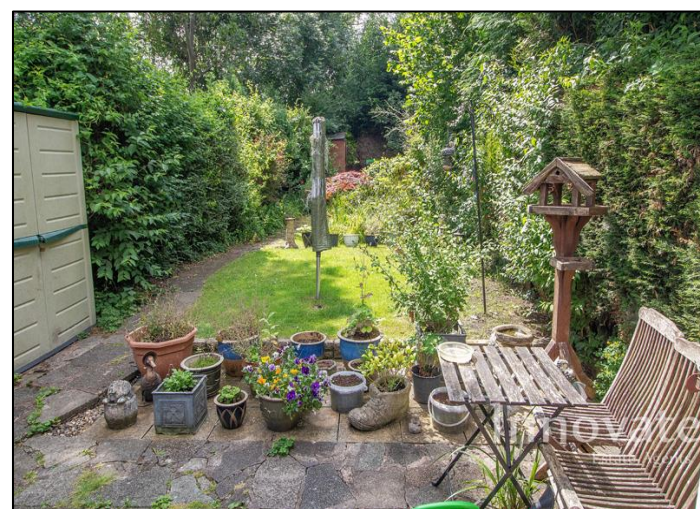
Innovate Estate Agents are pleased to present this THREE BEDROOM SEMI DETACHED PROPERTY situated in Oldbury. The property boasts a FRONT DRIVEWAY allowing OFF ROAD PARKING, entrance hallway, TWO RECEPTION ROOMS, FITTED KITCHEN, family bathroom, rear garden, GARAGE, double glazing and gas central heating (where specified). Thanks to its sought after location the property has easy commute to a range of day to day amenities, educational facilities, transport links such as Oldbury Academy, Q3 Academy Langley, Barnford Park, Tesco Supermarket, Rowley Regis Train Station, 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 its 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 leading to front entrance door and garage door.
Entrance Hallway	Having ceiling light point, power points, gas central heating radiator, stairs rising to first floor landing and door leading into fitted kitchen.
Fitted Kitchen	14' 7" x 13' 5" (4.44m x 4.09m) 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 bowl and a half sink drainer unit with mixer tap, cooker point, plumbing for dishwasher, tiling to splash prone areas, wood effect laminate flooring, door to side leading to rear garden and sliding doors leading into dining room.
Dining Room	14' 7" x 8' 11" (4.44m x 2.73m) Having ceiling light point, power points, gas central heating radiator and archway leading into lounge.
Lounge	14' 7" x 11' 3" (4.44m x 3.42m) Having ceiling light point, power points, gas central heating radiator, feature electric fire with decorative surround and French doors leading to rear garden.
First Floor Landing	Having ceiling light point, access to loft space, doors leading into all bedrooms, family bathroom and airing cupboard.
Bedroom One	14' 7" x 8' 8" (4.44m x 2.63m) Having ceiling light point, power points, gas central heating radiator, fitted wardrobes, storage cupboard and double glazed window to front elevation.
Bedroom Two	14' 10" x 8' 3" (4.52m x 2.52m) Having ceiling light point, power points, gas central heating radiator, fitted wardrobes and double glazed window to rear elevation.
Bedroom Three	11' 5" x 6' 4" (3.47m x 1.92m) Having ceiling light point, power points, gas central heating radiator, fitted wardrobe and double glazed window to rear elevation.
Family Bathroom	8' 3" x 6' 6" (2.52m x 1.99m) Having ceiling light point, obscure double glazed window to side elevation, gas central heating radiator, 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 and tiling to walls.
Rear Garden	The rear of the property comprises of paved patio area laid to lawn, mature shrubs and bushes and fencing to its perimeters.
Garage	14' 10" x 8' 4" (4.52m x 2.53m)