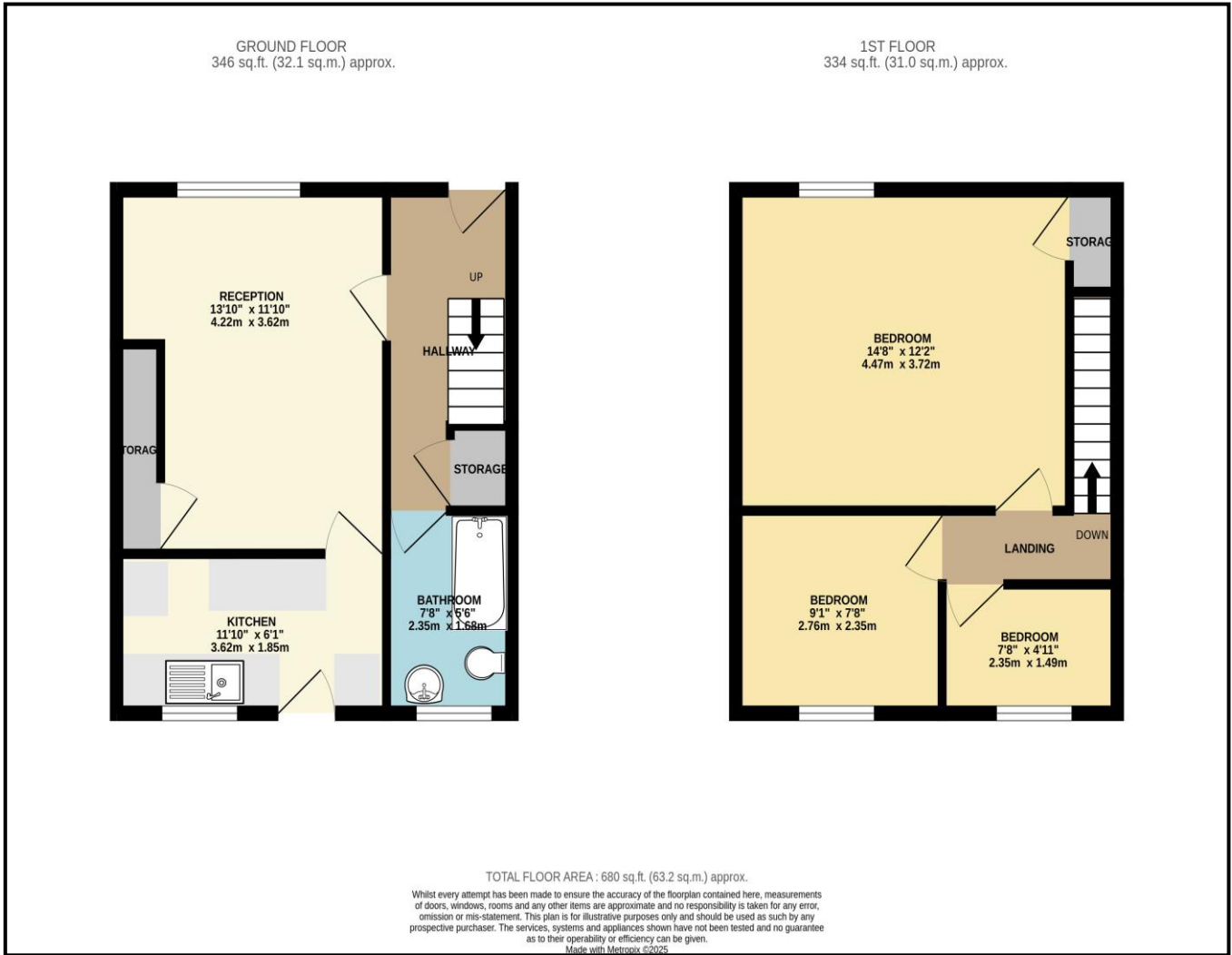


18 Birmingham Street, Oldbury, West Midlands, B69 4DS
T: 0121 544 4554 E: info@innovate-ea.co.uk



Grace Road, Tividale, Oldbury, West Midlands, B69 1LW

£192,950

Innovate Estate Agents are pleased to present this THREE BEDROOM SEMI DETACHED PROPERTY situated in Oldbury. The property comprises of fore garden, LOUNGE, FITTED KITCHEN, downstairs 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 Ormiston Sandwell Community Academy, Grace Mary Primary School, Sandwell & Dudley Train Station and M5 (Junction 2). EPC Rating: D. Council Tax Band: A. Admin Fees May Apply.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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.

The Laws of copyright protect this material. The Owner of the copyright is Plascom One Ltd trading as Innovate Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.



Approach	The property is approached via a lawned fore garden with paved pathway leading to front entrance door and side gate providing access to rear garden.
Entrance Hallway	Having ceiling light point, power points, gas central heating radiator, doors leading into lounge, downstairs bathroom, understairs storage cupboard and stairs rising to first floor landing.
Lounge	13' 10" x 11' 11" (4.22m x 3.62m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation and door leading into fitted kitchen.
Fitted Kitchen	11' 11" x 6' 1" (3.62m x 1.85m) Having ceiling light point, power points, gas central heating radiator, 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, plumbing for washing machine, space for cooker, tiling to walls and floor and door leading to rear garden.
Downstairs Bathroom	7' 9" x 5' 6" (2.35m x 1.68m) Having ceiling light point, gas central heating radiator, obscure double glazed window to rear elevation, bathroom suite comprises of panel bath with hot and cold water taps, pedestal hand wash basin with hot and cold water taps, low level W.C, tiling to walls and floor.
First Floor Landing	Having ceiling light point, power points, double glazed window to side elevation, access to loft space and doors leading into all bedrooms.
Bedroom One	14' 8" x 12' 2" (4.47m x 3.72m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Bedroom Two	9' 1" x 7' 9" (2.76m x 2.35m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Bedroom Three	7' 9" x 4' 11" (2.35m x 1.49m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Rear Garden	The rear of the property comprises of paved patio area laid to lawn and fencing to its perimeters.