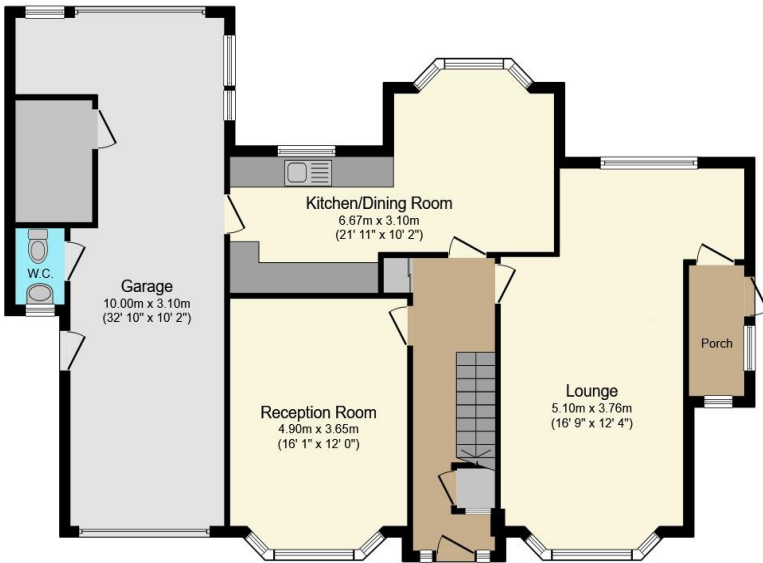


18 Birmingham Street, Oldbury, West Midlands, B69 4DS
T: 0121 544 4554 E: info@innovate-ea.co.uk



Ground Floor

Floor area 119.3 sq.m. (1,285 sq.ft.)

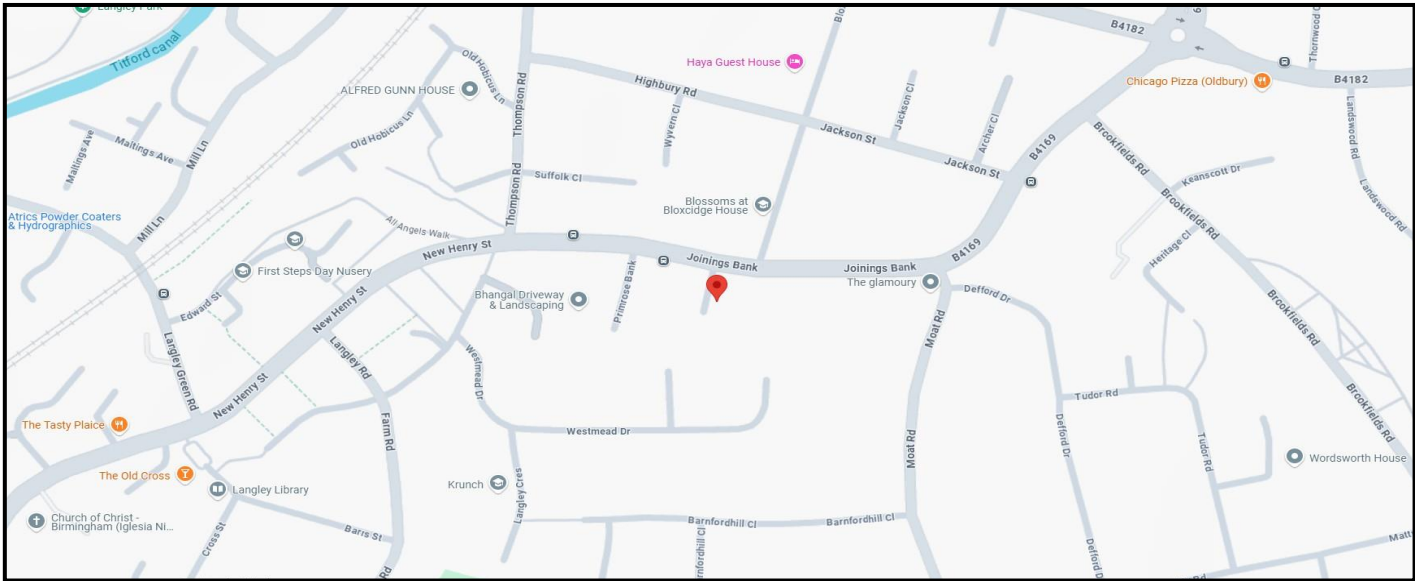


First Floor

Floor area 72.2 sq.m. (777 sq.ft.)

Total floor area: 191.5 sq.m. (2,062 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Joinings Bank, Oldbury, West Midlands, B68 8QL

£725,000

Innovate Estate Agents are pleased to present this **FOUR BEDROOM DETACHED PROPERTY** situated in Oldbury. The property boasts a **FRONT DRIVEWAY** providing 'ample' **OFF ROAD PARKING** space, entrance hallway, **TWO RECEPTION ROOMS**, **FITTED KITCHEN/DINER**, **GARAGE**, 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 **Q3 Academy**, **Barnford Park**, **Tesco Express Supermarket**, **Langley Green Train Station**, **M5 (Junction 2)**. **EPC Rating: D**. **Council Tax Band: E**. **Admin Fees May Apply**.

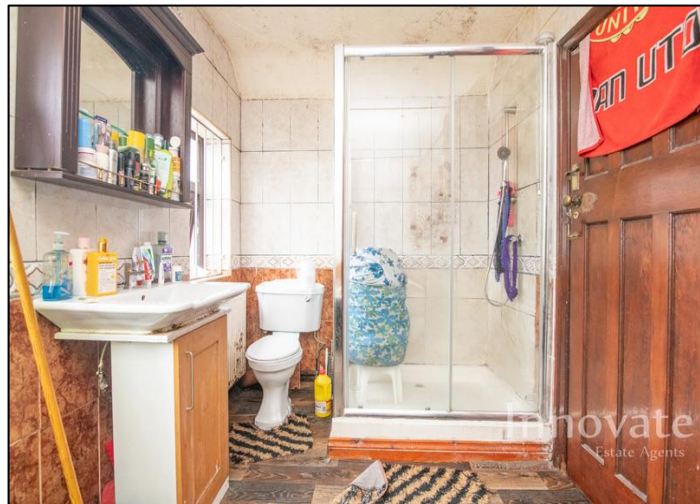
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

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.

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Approach

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

Entrance Hallway

Having ceiling light point, doors leading into both reception rooms, fitted kitchen/diner, understairs storage cupboard and stairs rising to first floor landing.

Reception Room One

16' 9" x 12' 4" (5.10m x 3.76m) Having ceiling light points, power points, gas central heating radiators, double glazed bay window to front elevation, double glazed window to rear elevation and door to side porch.

Reception Room Two

16' 1" x 12' 0" (4.90m x 3.65m) Having ceiling light point, power points, gas central heating radiator and double glazed bay window to front elevation.

Fitted Kitchen/Diner

21' 11" x 10' 2" (6.67m x 3.10m) 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 sink drainer unit with mixer tap, space for range style cooker with cooker hood above, space for undercounter fridge/freezer, tiling to walls and floor, door leading into garage and archway leading into dining area with double glazed bay window to rear elevation.

Garage

32' 10" x 10' 2" (10m x 3.10m) Having ceiling light point, power point, windows to side and rear elevations, door leading to guest W.C, doors leading to rear garden and to front driveway.

Guest W.C

Having ceiling light point and hand wash basin with mixer tap.

First Floor Landing

Having ceiling light point, double glazed window to front elevation, doors leading into all bedrooms and family bathroom.

Bedroom One

16' 5" x 12' 6" (5.00m x 3.80m) Having ceiling light point, power points, gas central heating radiator and double glazed bay window to front elevation.

Bedroom Two

13' 1" x 11' 10" (4.00m x 3.60m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

Bedroom Three

12' 2" x 10' 3" (3.70m x 3.13m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.

Bedroom Four

9' 10" x 6' 7" (3.00m x 2.00m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.

Family Bathroom

10' 10" x 6' 7" (3.30m x 2.00m) Having ceiling light point, gas central heating radiator, obscure double glazed window to rear elevation, bathroom suite comprises of panel bath with shower mixer tap, built in shower cubicle with thermostatic shower and shower head attachment, hand wash basin with mixer tap, low level W.C, tiling to walls and linoleum flooring.

Rear Garden

The rear of the property comprises of paved patio area laid to lawn, raised planters to sides and brick built walls to its perimeters.