



Ashes Road, Oldbury, West Midlands, B69 4QY

**Offers in Excess
of £175,000**

****ATTENTION INVESTORS/FIRST TIME BUYERS**** Innovate Estate Agents are pleased to present this **TWO BEDROOM END OF TERRACE PROPERTY** situated in Oldbury! The property boasts **TWO RECEPTION ROOMS**, lobby/laundry room, **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 The Orchard School, Rowley Regis Train Station, ASDA Supermarket, M5 (Junction 2). Council Tax Band A. EPC Rating: E. Admin Fees May Apply.

Approach	The property is approached via a paved pathway leading to front entrance door.
Reception Room One	12' 2" x 12' 11" (3.71m x 3.94m) Having ceiling light point, power points, gas central heating radiator, double glazed bay window to front elevation and door leading into reception room two.
Reception Room Two	12' 2" x 15' 4" (3.71m x 4.67m) Having ceiling light point, power points, gas central heating radiator, gas central heating radiator, double glazed window to rear elevation, door leading into lobby/utility and door to stairs rising to first floor landing.
Lobby/Laundry Room	Having ceiling spot lights, gas central heating radiator, plumbing for washing machine, door leading to rear garden and walkway leading to fitted kitchen.
Fitted Kitchen	8' 6" x 7' 0" (2.59m x 2.13m) Having ceiling spot lights, double glazed window to side elevation, fitted kitchen comprises of matching wall and base units, inset stainless steel sink drainer unit with mixer tap, integrated four ring gas hob with cooker hood above, integrated electric oven, tiling to splash prone areas, tiled flooring and door leading into downstairs bathroom.
Downstairs Bathroom	8' 6" x 7' 2" (2.59m x 2.19m) Having ceiling spot lights, double glazed window to side elevation, gas central heated towel rail, bathroom suite comprises of panel bath with thermostatic shower and shower head above, pedestal hand wash basin with mixer tap, low level W.C, tiling to walls and floor.
First Floor Landing	Having ceiling light point, power points, access to loft space and doors leading into bedrooms one and two.
Bedroom One	12' 2" x 12' 2" (3.71m x 3.70m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation and storage cupboard.
Bedroom Two	12' 2" x 11' 2" (3.71m x 3.41m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Rear Garden	The rear of the property comprises of paved patio area, lawned area and fencing to its perimeters.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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Equipment: Innovate EA Limited 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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