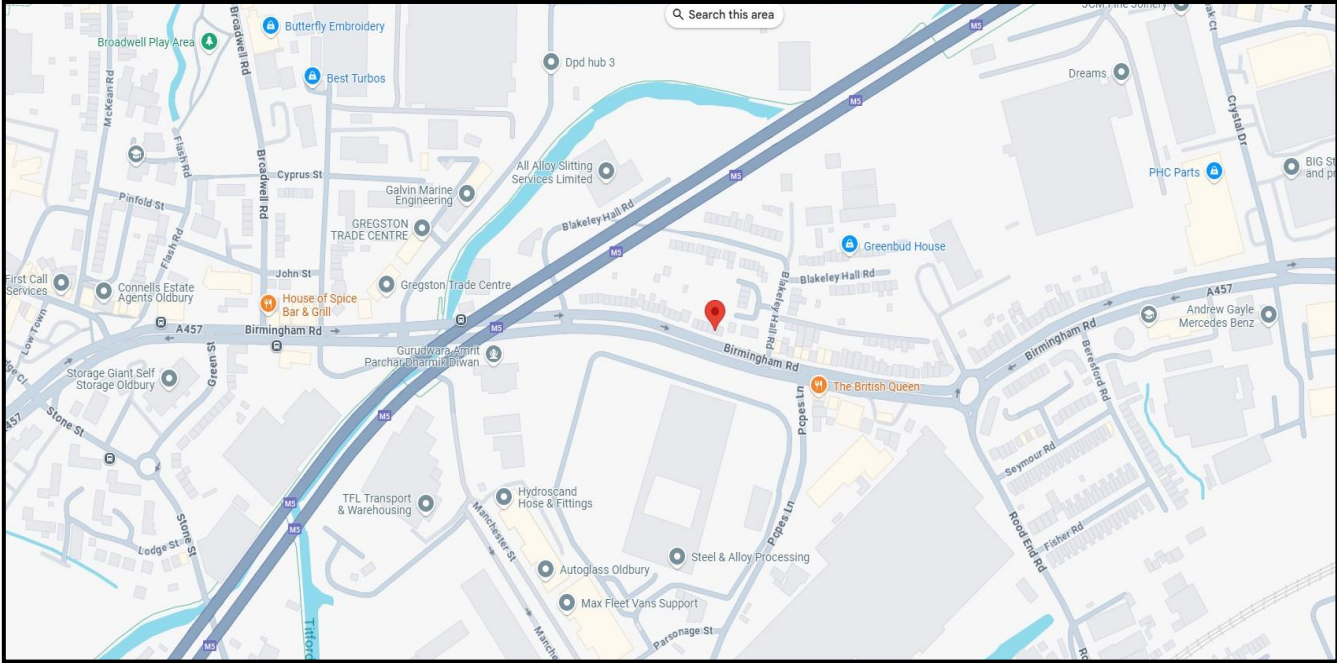


18 Birmingham Street, Oldbury, West Midlands, B69 4DS
T: 0121 544 4554 E: info@innovate-ea.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



146 Birmingham Road, Oldbury, West Midlands, B69 4EQ

£205,000

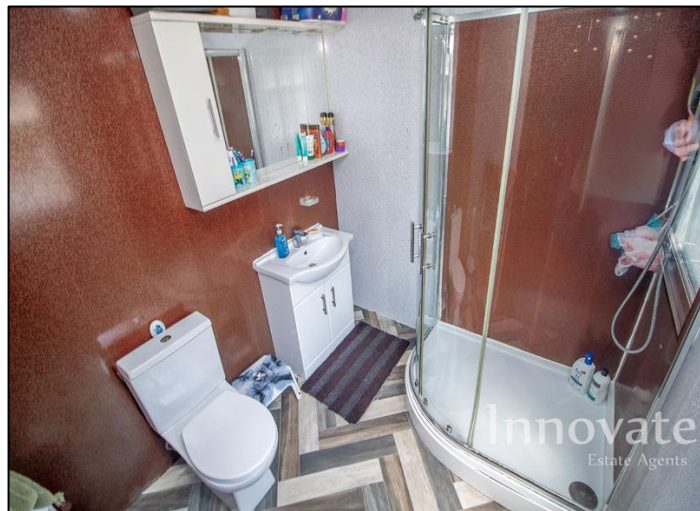
Innovate Estate Agents are pleased to present this TWO BEDROOM MID TERRACE PROPERTY situated in Oldbury. The property comprises of front entrance porch, entrance hallway, TWO RECEPTION ROOMS, FITTED KITCHEN, downstairs shower room, first floor family bathroom, rear garden, double glazing and gas central heating (where specified). Thanks to its sought after location the property has easy commute to a range of day to day amenities, educational facilities and transport links such as Christ Church Church of England Primary School, Holly Lodge High School College of Science, Sainsbury's Supermarket, Langley Green Train Station, Sandwell & Dudley Train Station, Smethwick Galton Bridge Train Station and M5 (Junction 2). EPC Rating: D. Council Tax Band: A. 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.

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 paved pathway leading to front entrance porch door.
Front Entrance Porch	Having tiled flooring and door leading into entrance hallway.
Entrance Hallway	Having ceiling light point, gas central heating radiator, wood effect laminate flooring, door leading into lounge and stairs rising to first floor landing.
Reception Room One	11' 5" x 17' 10" (3.469m x 5.424m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, double glazed bay window to front elevation, door to under stairs storage cupboard and door leading into reception room two.
Reception Room Two	7' 11" x 15' 4" (2.411m x 4.681m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and archway leading into fitted kitchen.
Fitted Kitchen	14' 10" x 12' 9" (4.519m x 3.883m) Having ceiling spotlights, 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, breakfast bar seating area, plumbing for washing machine, space for fridge/freezer, tiling to walls and floor and door leading into lobby.
Lobby	Having ceiling light point, power points, electric heater, linoleum flooring, door leading into downstairs bathroom and door to rear garden.
Downstairs Shower Room	7' 4" x 6' 9" (2.238m x 2.069m) Having ceiling light point, gas central heated towel radiator, obscure double glazed window to side elevation, suite comprises of corner shower cubicle with thermostatic shower and shower head attachment, vanity hand wash basin with mixer tap, low level W.C, panelling to walls and linoleum flooring.
First Floor Landing	Having ceiling light point, doors leading into both bedrooms and family bathroom.
Bedroom One	11' 2" x 15' 4" (3.391m x 4.667m) Having ceiling light point, power points, gas central heating radiator, fitted wardrobe and double glazed window to front elevation.
Bedroom Two	11' 0" x 8' 1" (3.365m x 2.459m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation and fitted wardrobe.
Family Bathroom	6' 10" x 7' 11" (2.071m x 2.423m) 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, vanity 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 and fencing to its perimeters.