

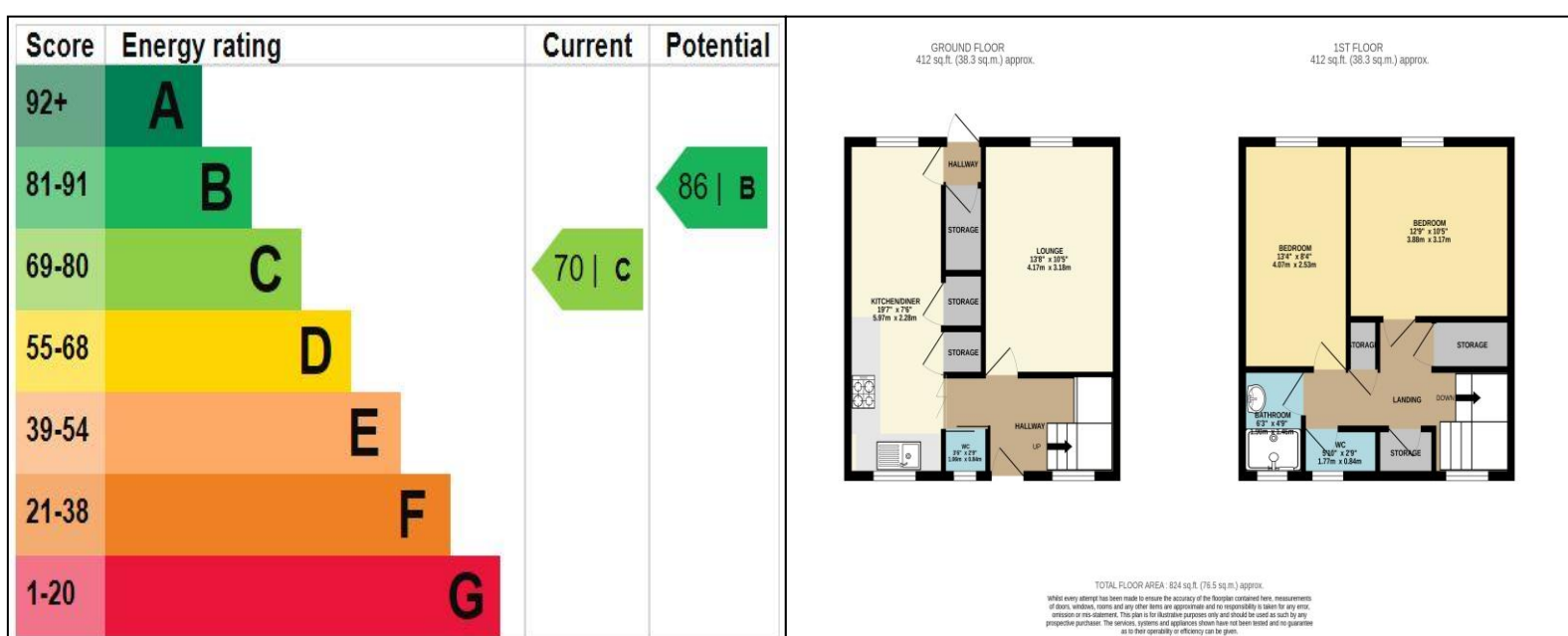


Station Road, Oldbury, West Midlands, B69 4LU

**Offers in the
Region Of**

ATTENTION INVESTORS! TENANTS IN SITU! Innovate Estate Agents are pleased to present this TWO BEDROOM END TERRACE PROPERTY situated in Oldbury! The property comprises of LOUNGE, FITTED KITCHEN/DINER, upstairs wet room with separate W/C, rear garden, gas central heating and double glazing (where spec). Thanks to its popular location, the property has easy access to a range of day to day amenities, educational facilities and transport links such as ASDA Supermarket, Barnford Park, Langley Primary School, Langley Green Train Station and M5 (Junction 2). EPC Rating: C. Council Tax Band: B. Admin Fees May Apply.

Approach	The property is approached via stone chipped fore garden with paved pathway leading to front entrance door.
Entrance Hallway	Having ceiling light point, power point, stairs rising to first floor landing, central heating radiator and door to understairs storage cupboard.
Lounge	13' 3" x 10' 5" (4.06m x 3.18m) Having ceiling light point, power points, double glazed window to rear elevation, central heating radiator, feature electric fire place with wooden surround and wood effect laminated flooring.
Fitted Kitchen	19' 5" x 7' 4" (5.94m x 2.26m) Being dual aspect and having ceiling light point, power points, double glazed windows to front and rear elevations, central heating radiator, fitted kitchen comprising of matching wall and base units, roll top work surfaces, one and half bowl sink drainer unit, integrated four ring gas hob with extractor fan above, integrated oven, tiling to splash prone areas and wood effect laminated flooring.
Lobby	Having light point, doors to storage cupboard and rear garden.
First Floor Landing	Having ceiling light point, door to storage cupboard housing boiler, doors to bedrooms, wet room and W/C.
Bedroom One	8' 2" x 13' 5" (2.51m x 4.1m) Having ceiling light point, power points, double glazed window to rear elevation and central heating radiator.
Bedroom Two	10' 5" x 15' 3" (3.18m x 4.67m) Having ceiling light point, power points, double glazed window to front elevation and central heating radiator.
Wet Room	Having ceiling light point, obscure double glazed window to front elevation, electric shower point, hand wash basin and tiling to splash prone areas.
W/C	Having ceiling light point, obscure double glazed window to front elevation, low level W/C and tiling to splash prone areas.
Rear Garden	The rear of the property comprises of paved patio area laid to lawn with pathway to rear access and shed.



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. Innovate EA Limited 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 Innovate EA Limited trading as Innovate Estate Agents or the vendors.

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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