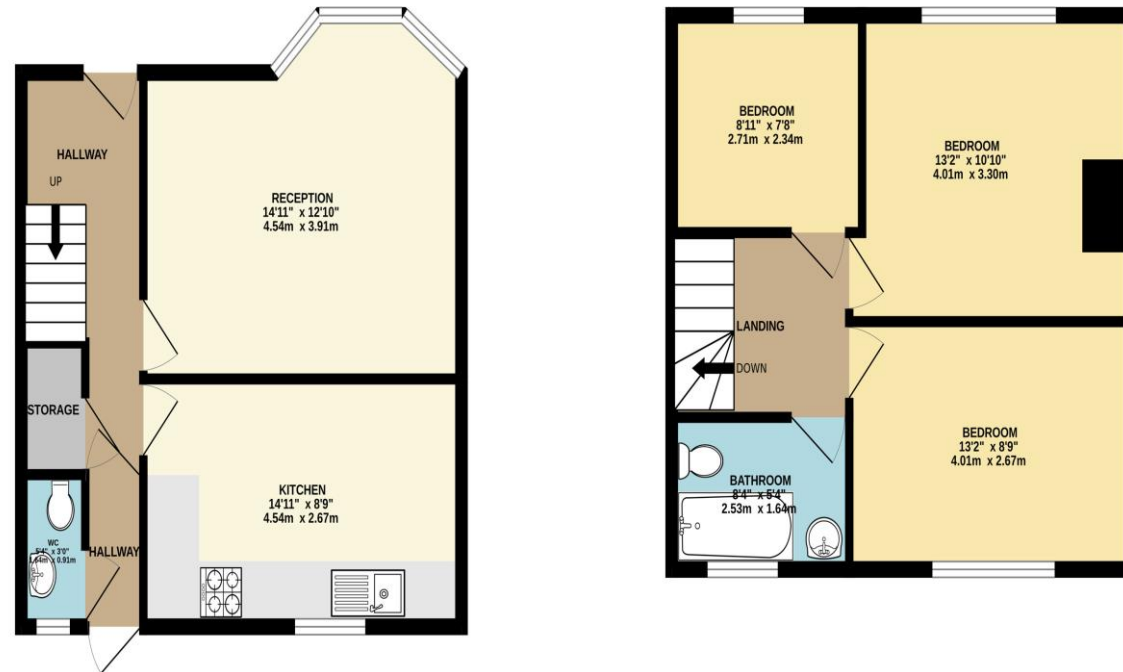


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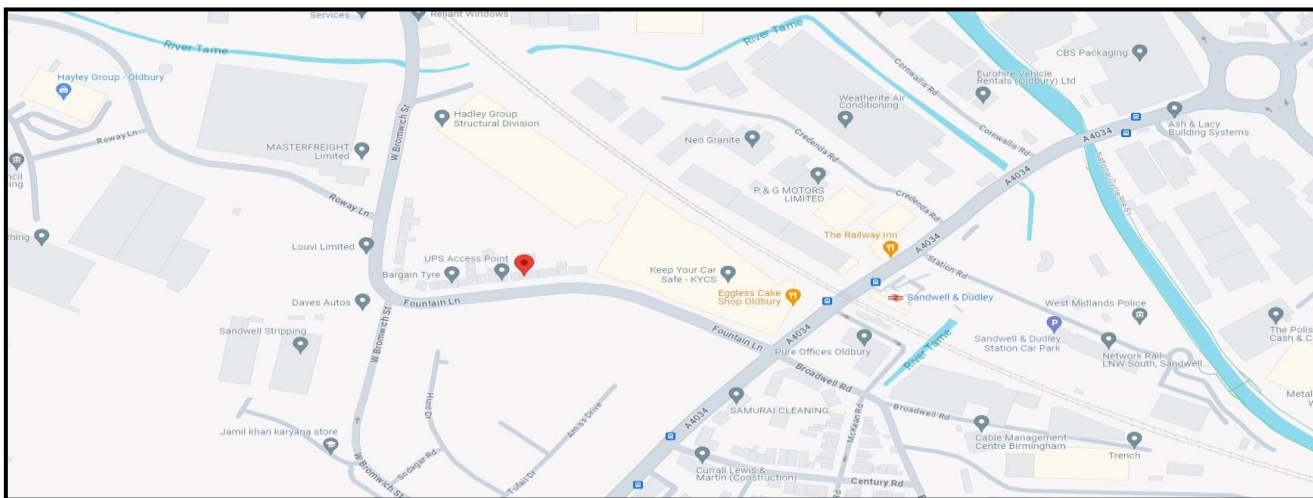
GROUND FLOOR
 416 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR
 414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fountain Lane, Oldbury, West Midlands, B69 3BH

£235,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Innovate Estate Agents are delighted to present this **THREE BEDROOM SEMI DETACHED PROPERTY** situated in Oldbury! The property boasts of **FRONT DRIVEWAY** allowing **OFF ROAD PARKING**, entrance hallway, **LOUNGE**, **FITTED KITCHEN**, 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 West Bromwich Collegiate Academy, Christ Church Church of England Primary School, Oldbury Green Retail Park, Sainsburys Supermarket, Sandwell & Dudley 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 Placom One Ltd trading as Innovate Estate Agents or the vendors.

Equipment: Placom 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 crete print front driveway allowing off road parking leading to front entrance door.

Entrance Hallway

Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, doors leading into lounge, fitted kitchen, guest W/C, under stair storage cupboard, rear garden and stairs rising to first floor landing.

Lounge

14' 11" x 12' 10" (4.54m x 3.91m) Having ceiling light point, power points, gas central heating radiator and double glazed bay window to front elevation.

Fitted Kitchen

14' 11" x 8' 9" (4.54m x 2.67m) 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, integrated four ring gas hob with cooker hood above and oven below, plumbing for washing machine, space for fridge/freezer, tiling to walls and wood effect laminate flooring.

Guest W/C

5' 1" x 3' 0" (1.54m x 0.91m) Having ceiling light point, obscure double glazed window to rear elevation, low level W/C, pedestal hand wash basin with hot and cold water taps, tiling to walls and floor.

First Floor Landing

Having ceiling light point, obscure double glazed window to side elevation, access to loft space and doors leading into all bedrooms and family bathroom.

Bedroom One

13' 2" x 10' 10" (4.01m x 3.30m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

Bedroom Two

13' 2" x 8' 9" (4.01m x 2.67m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.

Bedroom Three

8' 11" x 7' 8" (2.71m x 2.34m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

Family Bathroom

8' 4" x 5' 5" (2.53m x 1.64m) Having ceiling light point, power points, gas central heating radiator, obscure double glazed window to rear elevation, bathroom suite comprises of panel bath with shower mixer tap, pedestal hand wash basin with hot and cold water taps, 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 with mature shrubs and bushes and fencing to its perimeters.