



# SOUL ESTATES

## SALES & LETTINGS

### TO LET - 4 BEDROOM HOUSE

Ivy House Road, Oldbury, B69 1HG

£1,200 PCM

Soul Estates are proud to present this well presented 4 bedroom Mid-terraced house To Let. This perfect family home is situated in a very popular area of Oldbury. Situated near Oldbury Town Centre with good schools, local amenities and transport links close to Wolverhampton Road and Sandwell & Dudley Train Station.

The property offers an entrance porch leading into the hallway with rooms going off to, two spacious reception rooms, fitted kitchen, utility area, downstairs WC and conservatory. Kitchen with a range of wall and base units to match, splashback tiling, gas hob with an electric oven

Stairs leading to the first-floor landing which leads off to, four bedrooms and a family bathroom. The property also benefits gas central heating and double glazing, low maintenance front and rear garden with off-road parking.

✓ **4 BEDROOM MID-TERRACED HOUSE**

✓ **PERFECT FAMILY HOME**

✓ **2 SPACIOUS RECEPTIONS**

✓ **CONSERVATORY**









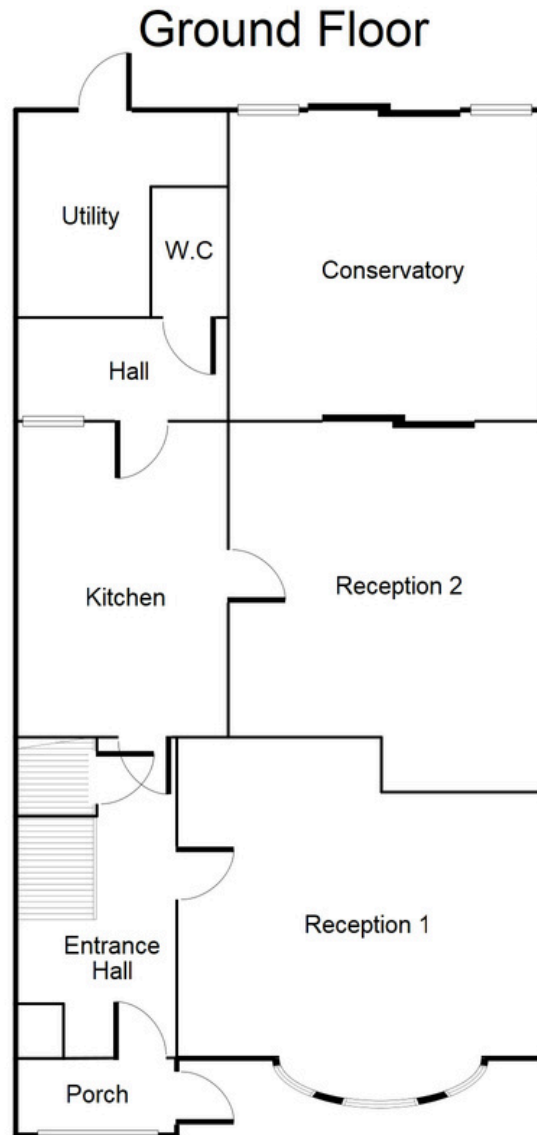
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This floorplan is just an example, this is not to scale.  
Please see description for exact room sizes.  
(c) Soul Estates

#### **Porch**

3' 1" x 6' 1" (0.94m x 1.85m)

#### **Entrance Hall**

11' 6" x 6' 10" (3.50m x 2.08m)

#### **Reception Room 1**

11' 6" x 14' 1" (3.50m x 4.29m)

#### **Reception Room 2**

13' 4" x 11' 11" (4.06m x 3.63m)

#### **Kitchen**

11' 9" x 8' 11" (3.58m x 2.72m)

#### **Hall**

3' 10" x 7' 5" (1.17m x 2.26m)

#### **W.C**

4' 10" x 2' 3" (1.47m x 0.69m)

#### **Utility**

8' 1" x 4' 4" (2.46m x 1.32m)

#### **Conservatory**

12' 10" x 12' 2" (3.91m x 3.71m)



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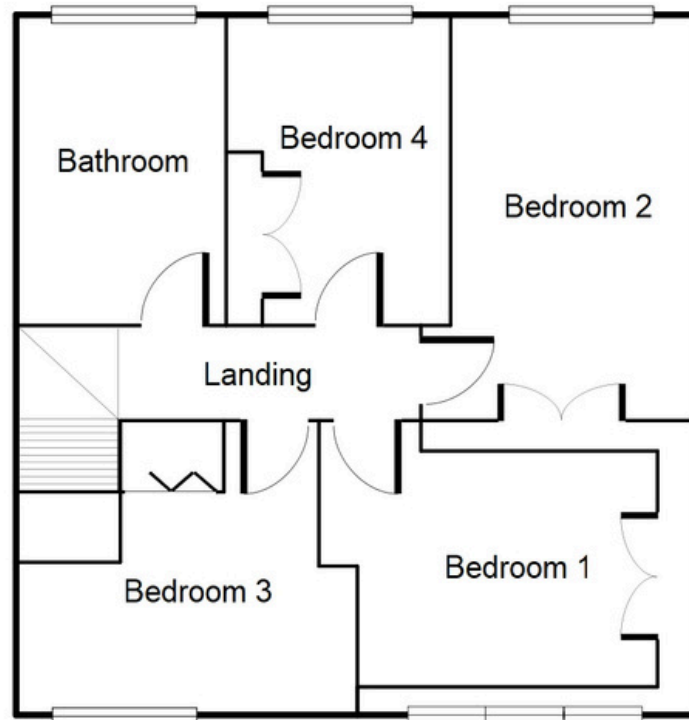
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#### First Floor



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#### Landing

3' 0" x 12' 7" (0.91m x 3.83m)

#### Bedroom 1

10' 8" x 10' 7" (3.25m x 3.22m)

#### Bedroom 2

12' 2" x 8' 5" (3.71m x 2.56m)

#### Bedroom 3

11' 7" x 10' 5" (3.53m x 3.17m)

#### Bedroom 4

8' 9" x 7' 8" (2.66m x 2.34m)

#### Bathroom

8' 9" x 6' 6" (2.66m x 1.98m)