



## 74A Brades Road

| Oldbury | B69 2FD

Offers over £115,000

We are pleased to present this two-bedroom, first-floor flat with an allocated parking space in Oldbury.

The property consists of – Sitting room, Kitchen, Two bedrooms and a Bathroom.

This property offers well-presented accommodation and is close to local amenities. Sandwell and Dudley rail station is under a mile away and the M5 motorway is easily accessible. A communal main entrance gives access to the staircase leading to the flat on the first floor. The communal hallway is light, neutrally decorated and carpeted. The separate entrance to the flat opens into a carpeted hallway giving access to the sitting room, kitchen and bedrooms. There is a security entry phone to give access to the communal front entrance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Kitchen

14'9" x 10'2"

This is open-plan with the sitting room and offers ample wall and base cabinets with coordinating worktops, floor and wall tiling. There are integrated appliances, a built-in wine rack and there is under worktop space for additional appliances.

## Sitting Room

11'6" x 11'2"

The neutrally decorated sitting room is open-plan with the kitchen and is spacious with carpeted flooring and plenty of natural light.

## Principal Bedroom

11'10" x 9'6"

This double bedroom is generous in size and light-filled with carpeted flooring.

## Bedroom

13'5" x 8'3"

A second, well-proportioned double bedroom with in-built storage and carpeted flooring.

## Bathroom

7'0" x 6'6"

The bathroom offers a white three-piece bathroom suite with white wall tiling and a wall display shelf.

## Outside

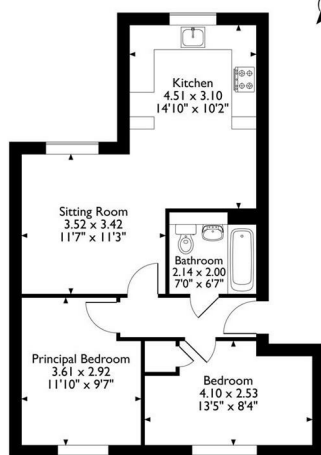
To the front of the apartment block, there is an enclosed communal garden which is planted with shrubbery and bordered by a low wall and railings. To the rear, the flat has an allocated parking space.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Brades Road, Oldbury  
Approximate Gross Internal Area  
54 Sq M/581 Sq Ft



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