

# property details **approval form**

41 Wilson Road, Oldbury, West Midlands, B68 9JW

**Date:** 21 November 2024

**Property Ref and Version:** HBN111165 - 0004

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your Shipways office:** 172 High Street, Harborne, BIRMINGHAM, West Midlands, B17 9PP  
**T** 0121 427 3264 **E** harborne@shipways.co.uk

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## >> **price**

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£375,000

Tenure: Freehold

## >> **key features**

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- > Beautifully presented semi-detached property
- > Three good sized bedrooms
- > Driveway
- > Open plan Living/dining room & kitchen.
- > Downstairs shower room
- > Family bathroom
- > Secure rear garden
- > EPC Rating: D

## >> **short description**

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\*\*\* BEAUTIFULLY PRESENTED SEMI-DETACHED PROPERTY \*\*\* THREE GOOD-SIZED BEDROOMS \*\*\* OPEN PLAN LIVING/DINING ROOM AND KITCHEN \*\*\* DOWNSTAIRS SHOWER ROOM \*\*\* FAMILY BATHROOM UPSTAIRS \*\*\* DRIVEWAY \*\*\* SECURE REAR GARDEN \*\*\* EXCELLENT LOCATION \*\*\*

## >> **long description**

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This immaculately presented semi-detached property is set in a popular residential area of Oldbury, just a short walk away from Warley Woods and Lightwoods Park. The property is situated on a lovely family-oriented road, within the catchment area of local sought after schools for children of all ages including Abbey Infants and Junior School, Lightwoods Primary and many more. The property is near to excellent local transport links with the Wolverhampton Road and Hagley Road being within walking distance, giving easy access to Birmingham City Centre and other neighbouring areas.

The property comprises in further detail- Driveway on approach to the property. The entrance porch leads through to the hallway which gives access to the office room (which could be used as a fourth bedroom if needed) the kitchen/dining room at the rear which loops back around to the through lounge and downstairs shower room. Stairs ascend from the hallway to the first-floor accommodation which hosts the three good sized bedrooms and family bathroom. The property benefits from multiple unique features such as built-in storage units/wardrobes throughout the property, a media centre in the living room and excellent integrated appliances in the kitchen. There is also a beautifully landscaped and secure rear garden.

This is an outstanding property both in its location and accommodation available. Viewing is highly recommended.

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## >> **room description**

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### **Agent Note**

The Council Tax Band is C.

### **Entrance Porch**

Double glazed window to front.

### **Entrance Hall**

Radiator.

### **Lounge**

21' 5" x 10' 5" ( 6.53m x 3.17m )

Double glazed bay window to front, radiator.

### **Kitchen/Diner**

23' x 7' 2" plus large recess ( 7.01m x 2.18m plus large recess )

Double glazed window to rear, wall/base, gas hob/oven, sink/drainer, plumbing for washing machine.

### **Bedroom One**

11' x 10' 6" ( 3.35m x 3.20m )

Double glazed window to rear, radiator, fitted wardrobes.

### **Bedroom Two**

10' x 9' 8" plus bay ( 3.05m x 2.95m plus bay )

Double glazed bay window to front, radiator.

### **Bedroom Three**

9' 5" x 5' 8" to wardrobes ( 2.87m x 1.73m to wardrobes )

Double glazed window to front, radiator, fitted wardrobes.

### **Bathroom**

Double glazed window, bath, sink, w/c.

### **Downstairs Shower Room**

Shower cubicle, sink basin, w/c.

### **Office**

10' x 5' 11" ( 3.05m x 1.80m )

Double glazed window to front, radiator.

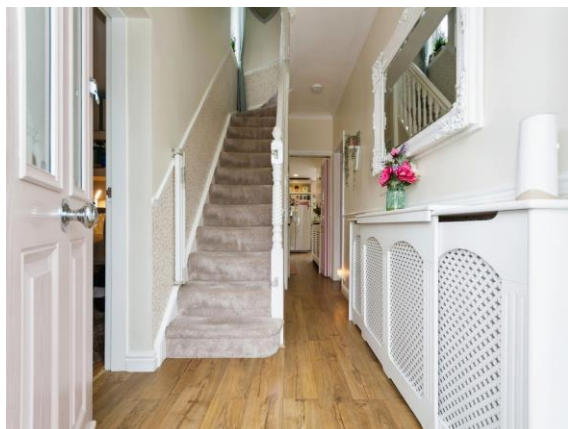
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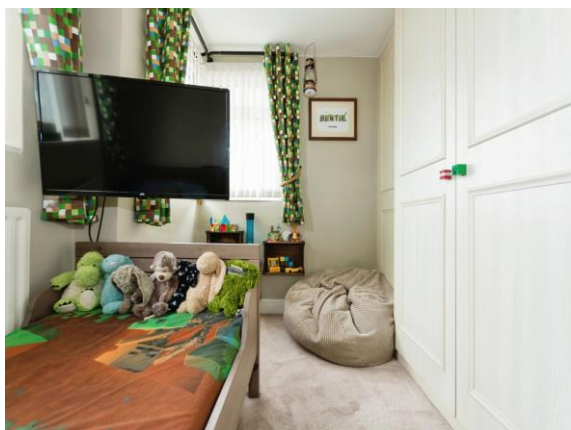
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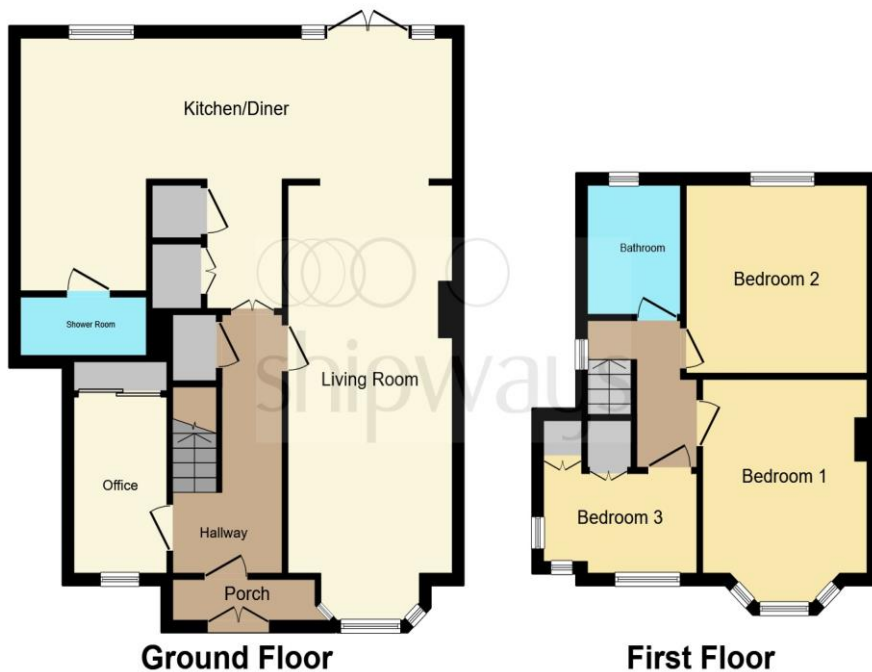
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## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## >> approval

	Signature	Date
Jamie Grice		
Mr & Mrs G.&.S. Branigan		

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