



**Goodwyn Avenue, Oldbury B68 0ES**

**welcome to**

## **Goodwyn Avenue, Oldbury**

\*\*\* BEAUTIFULLY PRESENTED SPACIOUS SEMI - DETACHED PROPERTY \*\*\* FIVE GREAT SIZED BEDROOMS \*\*\* MULTIPLE RECEPTION ROOMS \*\*\*  
LARGE KITCHEN/DINER \*\*\* DRIVEWAY & GARAGE \*\*\* EXCELLENT LOCATION \*\*\* EN-SUITE FACILITIES \*\*\* QUIET CUL-DE-SAC LOCATION \*\*\*\* NO  
ONWARD CHAIN \*\*\*\*

### **Agent Note**

This property is council tax band D.

### **Entrance Porch**

Double glazed front facing double door, leads into small porch, front door to hallway.

### **Entrance Hallway**

Stairs to first floor, doors to:-

### **Shower Room**

Double glazed window, tiling to shower floor & walls, shower, wash hand basin with mixer tap, low level flush w/c.

### **Lounge**

14' 4" into bay x 11' 5" ( 4.37m into bay x 3.48m )  
Double glazed bay window, central heating radiator, carpeted.

### **Kitchen/Diner**

31' 3" x 11' 9" ( 9.53m x 3.58m )  
Double glazed window and door to back garden, double door to conservatory, range of wall and base units with drawers and worktops over, sink & drainer, tiling to floor and splash-prone areas, ceiling spotlights, dish washer, space for fridge freezer, gas hob with extractor over & oven.

### **Conservatory**

11' 8" x 11' 5" ( 3.56m x 3.48m )  
Double glazed windows all round & door to garden, blinds for privacy, laminate flooring.

### **First Floor Landing**

Stairs to second floor.

### **Bedroom 1**

13' 5" x 12' 6" ( 4.09m x 3.81m )

Double glazed window, central heating radiator.

### **En-Suite**

Double glazed window, shower cubical, tiling to floor & walls, wash hand basin with mixer tap, low level flush w/c.

### **Bedroom 2**

13' x 10' 8" ( 3.96m x 3.25m )  
Double glazed window, central heating radiator.

### **Bedroom 3**

10' 8" x 8' 4" ( 3.25m x 2.54m )  
Double glazed window, central heating radiator.

### **Bedroom 4**

19' 5" x 9' 11" ( 5.92m x 3.02m )  
Double glazed window, central heating radiator.

### **Bathroom**

Double glazed window, tiling to floor & walls, bath with shower over, wash hand basin with mixer tap, low level flush w/c.

### **Second Floor Landing**

Double glazed window, doors to:-

### **Office**

19' 9" x 14' 7" ( 6.02m x 4.45m )  
Double glazed window, central heating radiator.

### **Bedroom 5 Loft Room**

11' 3" x 7' 1" ( 3.43m x 2.16m )  
Double glazed window, central heating radiator.

### **Front Garden**

Tarmac driveway, leading to front porch, garage, side gate to rear garden.







### **Rear Garden**

Patio area, mainly laid to lawn, fenced for privacy, garden shed.

### **Garage**

14' 4" x 7' 5" ( 4.37m x 2.26m )



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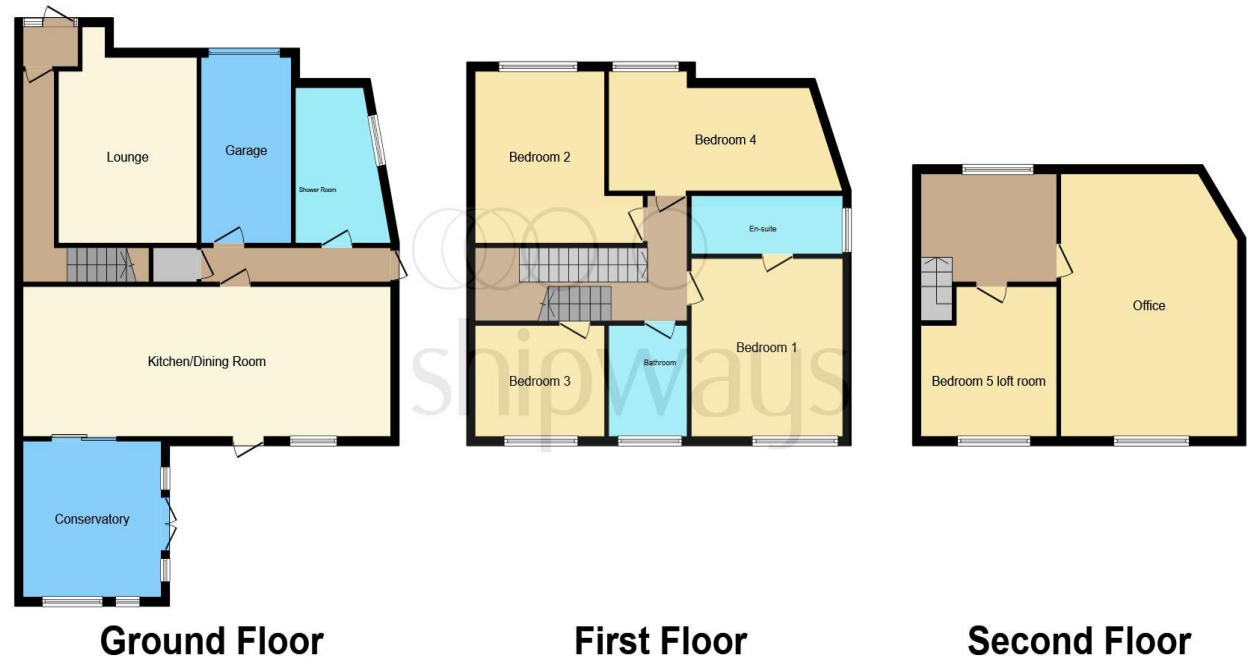
welcome to

## Goodwyn Avenue, Oldbury

- Spacious semi-detached property.
- Five good sized bedrooms.
- Multiple reception rooms.
- Driveway & garage.
- En-suite facilities.

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£450,000**



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**0121 427 3264**



[harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)



172 High Street, Harborne, BIRMINGHAM,  
West Midlands, B17 9PP



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