



**Grafton Road, Oldbury B68 8BJ**

**welcome to**

## **Grafton Road, Oldbury**

\*\*\*\*\* IMMACULATE FAMILY HOME \*\*\*\*\* DOUBLE DRIVEWAY \*\*\*\*\* MODERN KITCHEN \*\*\*\*\* OPEN PLAN LIVING \*\*\*\*\* GENEROUS REAR GARDEN

\*\*\*\*\* 4 BEDROOMS \*\*\*\*\* STUDY SPACE \*\*\*\*\*

### **Agent Note**

This property is council tax band C.

### **Front Of House**

Double driveway dropped kerb.

### **Entrance Porch**

Double glazed windows to front & side, front door.

### **Entrance Hall**

Central heating radiator, understairs storage, stairs to first floor.

### **Downstairs Shower Room**

Low level flush w/c, wash hand basin with mixer tap, shower.

### **Study**

10' x 6' ( 3.05m x 1.83m )  
Central heating radiator, panelling feature wall.

### **Lounge/Diner**

23' plus bay x 10' max ( 7.01m plus bay x 3.05m max )  
Open-Plan - Double glazed bay window to front, Central heating radiator, feature fireplace, wood burner, timber flooring.

### **Kitchen**

18' x 10' 1" extending to 20' 2" ( 5.49m x 3.07m extending to 6.15m )  
L-shaped open-plan kitchen - Double glazed doors to rear & Double glazed mini bay window to rear, 2x central heating radiator, range of built in wall & base units with drawers and wooden oak worktops over, island/breakfast bar, induction hob & 2 ovens, steam oven, built in microwave, Belfast sink with butler drainer.

### **Utility Room**

7' x 5' ( 2.13m x 1.52m )  
Plumbing for washing machine & tumble dryer.  
Additional space off utility.

### **Landing**

Access to all bedrooms.

### **Bedroom One**

10' 1" plus bay x 10' ( 3.07m plus bay x 3.05m )  
Double glazed bay window to front, central heating radiator, paneled feature wall.

### **Bedroom Two**

11' 1" max x 9' 1" max ( 3.38m max x 2.77m max )  
Double glazed bay window to rear, access to loft, central heating radiator.

### **Bedroom Three**

13' 1" x 8' ( 3.99m x 2.44m )  
2 double glazed windows to rear, central heating radiator, small ceiling slant.

### **Bedroom Four**

13' max x 6' max ( 3.96m max x 1.83m max )  
Double glazed window to front, mezzanine play area, Central heating radiator, skylight.

### **Bathroom**

Frosted double glazed window to front, waterfall shower over bath, low level flush w/c, wash hand basin with waterfall taps, tiled throughout, central heating radiator.

### **Rear Garden**

Generous rear garden, enclosed, dog-friendly, well maintained, fire pit built in seating, sheltered area (suitable for hot-tub), shed.

### **Shed/Garage**





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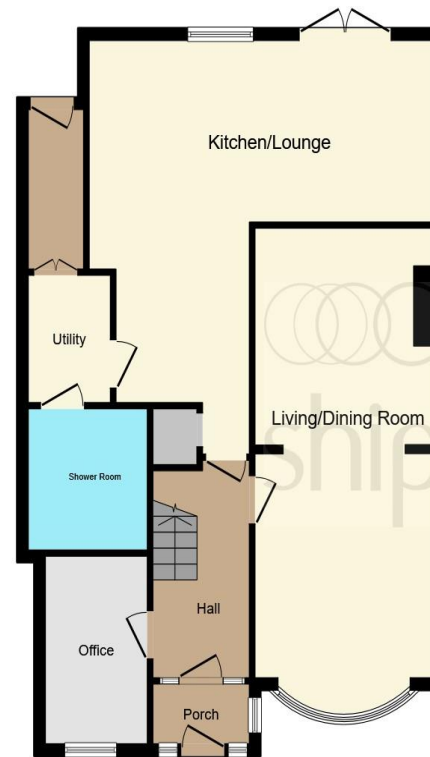
welcome to

## Grafton Road, Oldbury

- Immaculate family home
- Double driveway
- Modern Kitchen
- Open plan living
- Generous rear garden

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

**£380,000**



**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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