



Pottery Road, Oldbury B68 9HE

welcome to

Pottery Road, Oldbury

**** PERFECT FIRST TIME BUY OR INVESTMENT OPPORTUNITY *** CLOSE TO AMENITIES AND WARLEY WOODS *** TWO DOUBLE BEDROOMS *** SMALL BOX ROOM/STUDY/NURSERY *** RECEPTION ROOM *** KITCHEN AND SEPARATE UTILITY *** ENCLOSED REAR GARDEN *** DRIVEWAY AND GARAGE *** EXCELLENT POTENTIAL ****

Agent Note

This property is council tax band C.
All the electrical and gas appliances are included in the sale price.
The property will need some modernisation.

Entrance Porch

Double glazed windows surround & door to front, storage cupboard.

Entrance Hallway

Stained glass door to front & 2 frosted windows, central heating radiators.

Downstairs W/C

Central heating radiator, low level flush w/c, wall mounted sink & mixer tap.

Lounge

23' into bay. x 10' (7.01m into bay. x 3.05m)
Double glazed bay window to front & double door to rear, 2 radiators, electric fireplace.

Kitchen

18' 5" x 8' 8" (5.61m x 2.64m)
(L shaped). Double glazed window to rear & door to side, radiator, tiles to splash-prone areas, stainless steel sink & drainer with mixer tap, cooker & gas hob, extractor hood, dishwasher & fridge freezer, range of wall & base units with worktops over.

Utility Room

17' 1" x 9' (5.21m x 2.74m)
Base units, new washer & dryer, sink & drainer, 2 radiators, double glazed door & window to side, and window to rear.

Landing

Double glazed frosted window to side, loft access.

Bedroom 1

12' 1" into bay. x 9' 1" (3.68m into bay. x 2.77m)
Double glazed bay window to front, radiator.

Bedroom 2

10' 1" x 10' (3.07m x 3.05m)
Double glazed window to rear, radiator.

Box Room

5' 8" x 5' 6" (1.73m x 1.68m)
Double glazed window to front, radiator.

Bathroom

Double glazed frosted window to rear, heated towel rail, tiles to splash-prone areas, rain shower over bath, low level flush w/c, wash hand basin with mixer tap.

Front Garden

lawned to front, driveway & garage.

Rear Garden

Fully enclosed, paved pathway, lawn.





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welcome to

Pottery Road, Oldbury

- Perfect first time buy or investment.
- Close to local amenities.
- Two double bedrooms.
- Generous reception room.
- Kitchen and separate utility.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£250,000



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

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