



**Wilson Road, Oldbury B68 9JN**

**welcome to**

## **Wilson Road, Oldbury**

\*\*\*\* DELIGHTFUL THREE BEDROOM SEMI DETACHED \*\*\*\* CLOSE TO WARLEY WOODS \*\*\*\* EASY ACCESS TO MOTORWAY NETWORKS \*\*\*\*  
COMMUTABLE DISTANCE OF BIRMINGHAM CITY CENTRE \*\*\* FITTED KITCHEN \*\*\* THREE BEDROOMS \*\*\*\* FAMILY BATHROOM \*\*\* BEAUTIFUL REAR  
GARDENS \*\*\* SUMMERHOUSE TO THE REAR.

### **Agent Note**

This property is council tax band C.  
\*\*Please note that the vendor of this property is a family member of an Employee of the Connells Group of Companies\*\*

### **Front Garden**

Driveway to front, boundary brick wall with flower beds & shrubs to the front.

### **Entrance Hall**

Stairs to first floor, central heating radiator, doors to all ground floor accommodation.

### **Lounge**

17' 1" x 11' 5" ( 5.21m x 3.48m )  
Double glazed window to rear, fitted cupboard & TV unit, central heating radiator, fire surround with living flame gas fire.

### **Kitchen**

9' 6" x 9' 3" ( 2.90m x 2.82m )  
Double glazed window to rear, fully fitted kitchen with range of wall & base units, breakfast bar, sink & drainer, range oven with extractor hood over.

### **Bedroom 1**

Double glazed window to rear, central heating radiator.

### **Bedroom 2**

Double glazed window to rear, central heating radiator, fitted wardrobes.

### **Bedroom 3**

Double glazed window, central heating radiator.

### **Bathroom**

Double glazed window, low level flush w/c, wash

hand basin, bath.

### **Rear Garden**

Tiered patio areas which lead up to lawned area, giving access to decking area & summer house - with electrics, lights & woodburner stove. This could lend itself to all different uses, including office/study.







***view this property online*** [shipways.co.uk/Property/HBN111881](https://shipways.co.uk/Property/HBN111881)



welcome to

## Wilson Road, Oldbury

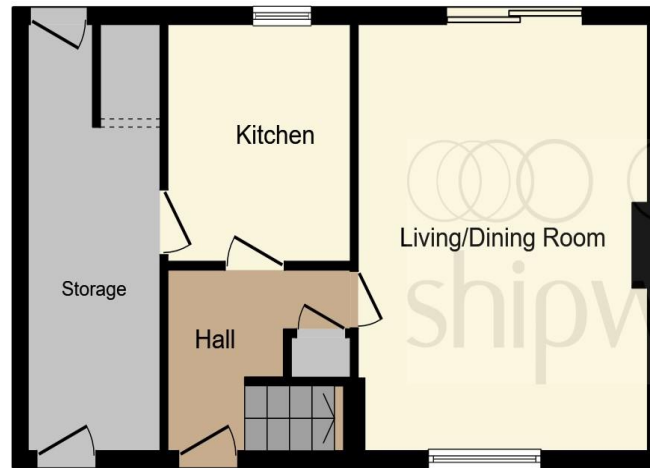
- Beautifully Presented Throughout.
- Three Bedroom Semi Detached Property.
- Stunning Fitted Kitchen.
- Driveway to the Front
- Well maintained Rear Gardens incorporating Summerhouse.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£325,000**



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)

view this property online [shipways.co.uk/Property/HBN111881](http://shipways.co.uk/Property/HBN111881)



Property Ref:  
HBN111881 - 0006

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**0121 427 3264**



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



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



**[shipways.co.uk](http://shipways.co.uk)**