



**Bodenham Road, Oldbury B68 0SG**

**welcome to**

## **Bodenham Road, Oldbury**

\*\*\* POPULAR OLDBURY LOCATION \*\*\* FOUR BED TERRACED HOME \*\*\* IDEAL FIRST TIME BUY \*\*\* WALKING DISTANCE TO SCHOOLS AND AMENITIES \*\*\* NEW KITCHEN CABINETS \*\*\* GOOD SIZED BEDROOMS \*\*\* FAMILY BATHROOM \*\*\* GENEROUS ENCLOSED REAR GARDEN \*\*\*

### **Agent Note**

This property is council tax band B.

### **Downstairs W/C**

Single glazed frosted rear facing window, central heating radiator, low level flush w/c, wash hand basin with hot & cold taps.

### **Lounge**

11' plus recess. x 11' ( 3.35m plus recess. x 3.35m )  
Single glazed window to front, central heating radiator, fan heated wood burner style fireplace.

### **Kitchen**

12' 1" x 10' ( 3.68m x 3.05m )  
Single glazed rear facing window, range of wall & base units with drawers and worktops over, stainless steel sink & drainer, plumbing for utilities, space for cooker, built in storage cupboard.

### **Bedroom 1**

11' x 9' 1" ( 3.35m x 2.77m )  
Single glazed window to front, central heating radiator.

### **Bedroom 2**

16' x 9' 1" ( 4.88m x 2.77m )  
Single glazed window to rear, central heating radiator.

### **Bedroom 3**

9' x 8' ( 2.74m x 2.44m )  
Single glazed window to front, central heating radiator, built in storage.

### **Bedroom 4**

15' x 14' ( 4.57m x 4.27m )  
2 Single glazed windows to front, central heating radiator, loft access.

### **Bathroom**

Single glazed window to rear, central heating radiator, low level flush w/c, wash hand basin with mixer tap, bath with shower over.

### **Rear Garden**

Large garden. Patio & lawn, shed.





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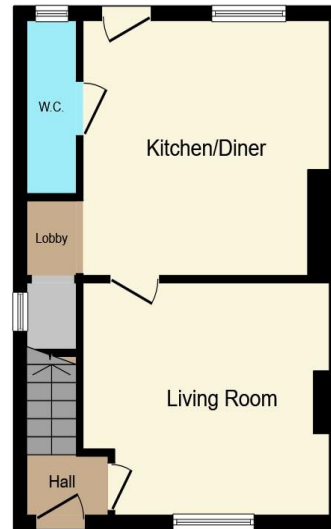
## Bodenham Road, Oldbury

- Popular Oldbury location
- Four bedroom terraced home
- Ideal first time buy
- Walking distance to schools and amenities
- Good sized bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£220,000**



Ground Floor



First Floor



Second 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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