



89 Clent Road, Oldbury, B68 9EP

£420,000

Hadleigh Estate Agents are delighted to offer this exceptional family home for sale. The property has been modernised throughout and is move in ready.

A spacious entrance hall that leads to a generous lounge offering ample space whilst the adjacent dining area offers further accommodation. A stunning kitchen/diner featuring a sleek, modern finish and plenty of storage. A separate utility room and guest WC. Further completing downstairs is an additional reception room, currently being used as a cinema room and giving access to storage.

Upstairs, the master bedroom boasts a stylish ensuite shower and wardrobe, whilst a modern family bathroom serves the remaining three bedrooms. To the rear the garden features rear decking area, low maintenance synthetic lawn and the front of the property benefits from a large driveway with space for multiple vehicles.

Location



Clent Road is conveniently located for all amenities, and nearby schools. Excellent transport links are on offer into Birmingham City Centre and surrounding areas, along with motorway networks being close at hand.

Porch/ Hallway



Spacious entrance porch with obscure glazed front door, and window to front elevation. Ceiling spotlights and wall light, along with internal stained glass window. The modern hallway offers access to downstairs accommodation, further benefitting from understairs storage and stairs to first floor.

Lounge



Modern through lounge with bay window to front elevation, ceiling light points and gas central heating radiator. Allowing for a modern finish, and giving ample space to create a formal dining area.

Reception Room



Currently being used as a cinema room, this fantastic reception room offers further living accommodation, downlights and radiator. Double glazed window to the front elevation, and access to internal storage/ garage room.

Kitchen Diner



Boasting ample base units and integrated appliances the kitchen diner further benefits from

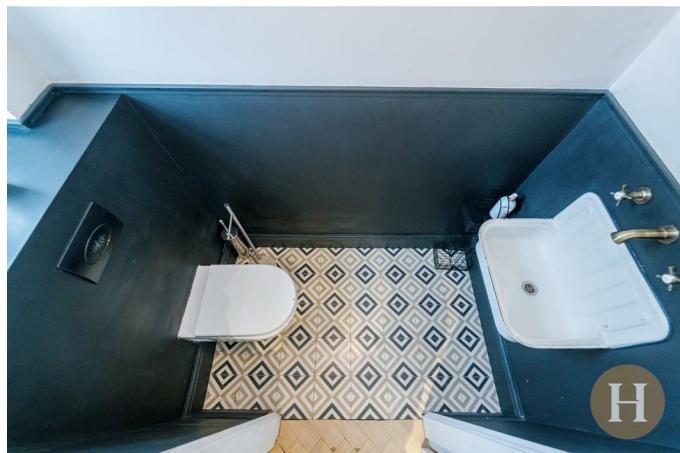
kitchen island, complete with breakfast bar. Ceiling light points and spotlights, skylights offer ample light to flood the room and double doors give access to the lounge. Window to the side elevation and bifold doors lead to the garden.

Utility Room



Ideal utility room, offering plumbing for utilities, further storage, sink and rear door access.

Guest WC



Low level flush WC, floating hand wash basin and ceiling light point, along with obscure glazed window to the rear elevation.

Landing

Landing space benefitting from open bannister and pull down loft hatch.

Master Bedroom



Bright and spacious master bedroom, boasting walk in wardrobe and dressing area, complete with shower cubicle. Stylish vanity unit and dual aspect windows to the front and rear elevation.

Bedroom Two



Boasting a further spacious bedroom, benefitting from bay window to the front elevation and fitted wardrobes. Ceiling downlighters and central heating radiator.

Bedroom Three



An additional double bedroom, complete with window to rear elevation, ceiling light point and central heating radiator.

Bedroom Four



Benefitting from a fourth bedroom, with window to the front elevation, ceiling light point and central heating radiator.

Bathroom



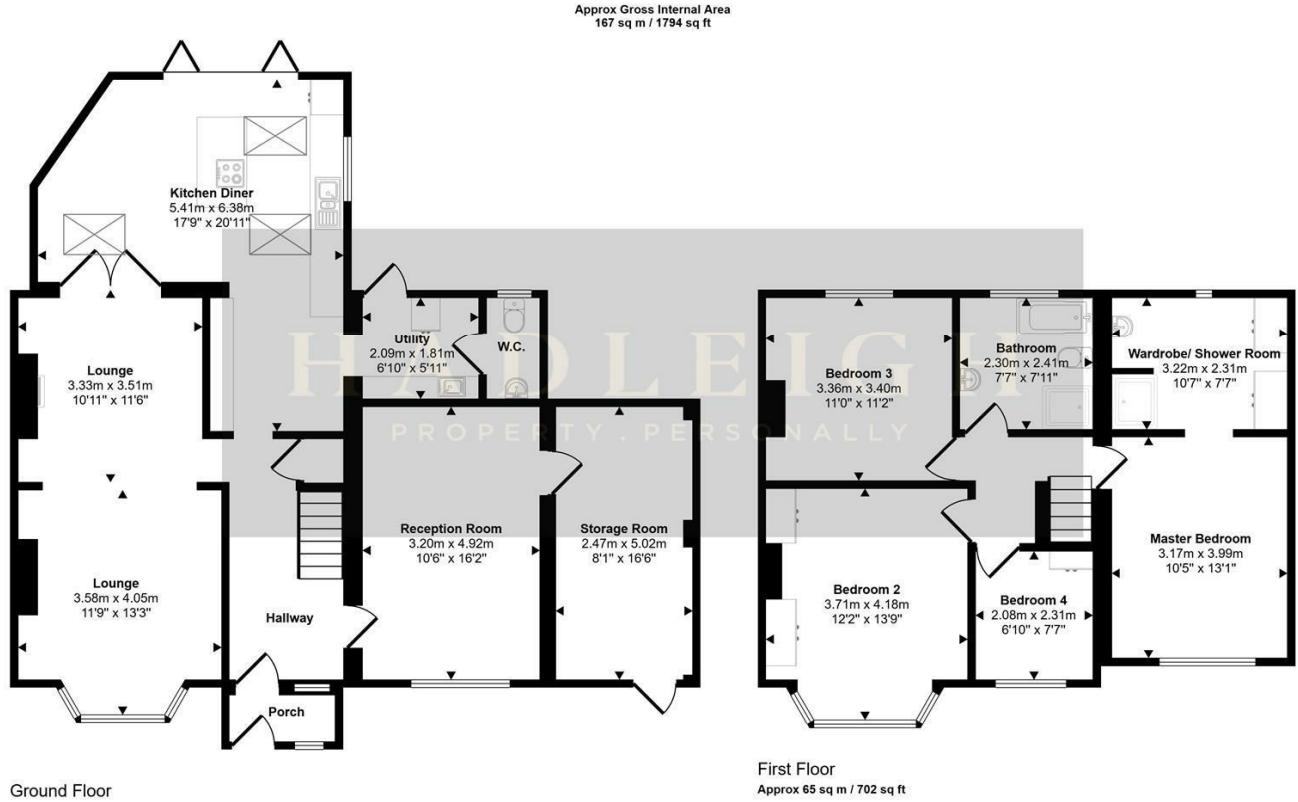
Modern house bathroom, complete with separate bath and walk in shower cubicle. Low level flush WC, vanity unit and towel radiator. Ceiling spotlights, obscure glazed window to the rear elevation and storage cupboard.

Garden



Benefitting from being low maintenance, the rear garden offers decked seating area and artificial lawn.

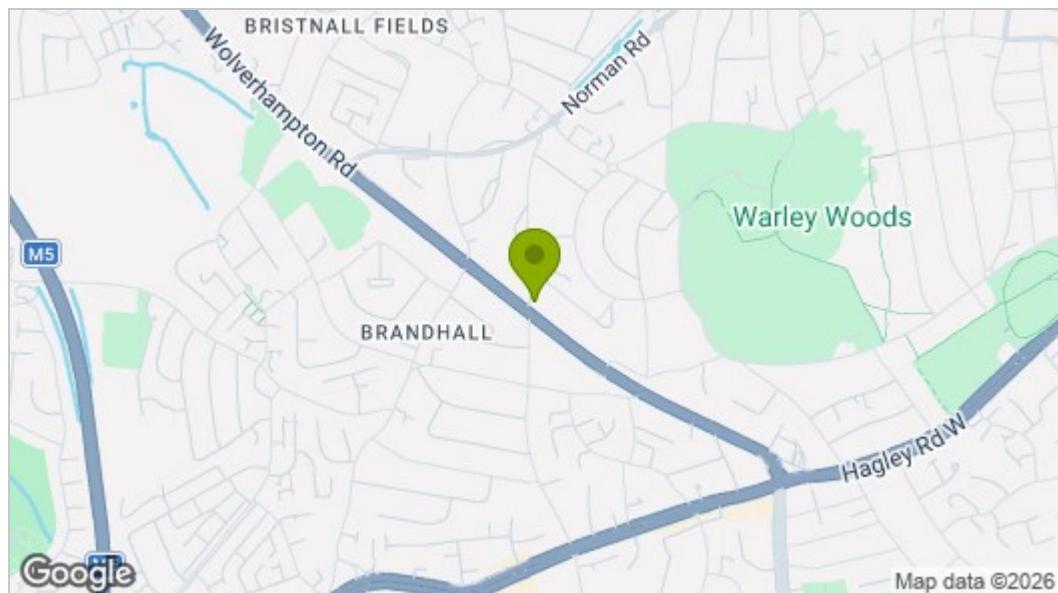
Floor Plan



Ground Floor
Approx 101 sq m / 1092 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

