



39 Pryor Road

| B68 9QH | Offers In The Region Of £230,000

ROYSTON
& LUND

- TRADITIONAL THREE BED SEMI DETACHED RESIDENCE
- KITCHEN
- FRONT & REAR GARDENS
- IN NEED OF MODERNISATION
- PRICED TO SELL
- LOUNGE
- DOWNSTAIRS WC
- OFF STREET PARKING
- CONVENIENTLY LOCATED
- FREEHOLD





Nestled on Pryor Road in the charming town of Oldbury, this delightful three bedroom house offers a wonderful opportunity for those seeking a family home with great potential. The property was built in 1935 & exudes character and charm, making it a perfect canvas for modernisation.

Upon entering, you will find a spacious reception room that invites warmth and comfort, ideal for family gatherings or quiet evenings. The three well-proportioned bedrooms provide ample space for rest and relaxation, catering to the needs of a growing family. The bathroom, while functional, presents an opportunity for personalisation to create a space that reflects your style.

The property is situated in an excellent location, providing easy access to local amenities, schools, and transport links, making it a convenient choice for families and commuters alike. The surrounding area boasts a friendly community atmosphere, perfect for those looking to settle down.

While the house is in need of modernisation, this presents a unique chance to transform it into your dream home. With a little vision and effort, you can enhance its features and create a space that truly meets your family's needs.

In summary, this property on Pryor Road is not just a house; it is a place where memories can be made and cherished. With its prime location and potential for improvement, it is an opportunity not to be missed.



EPC

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC

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