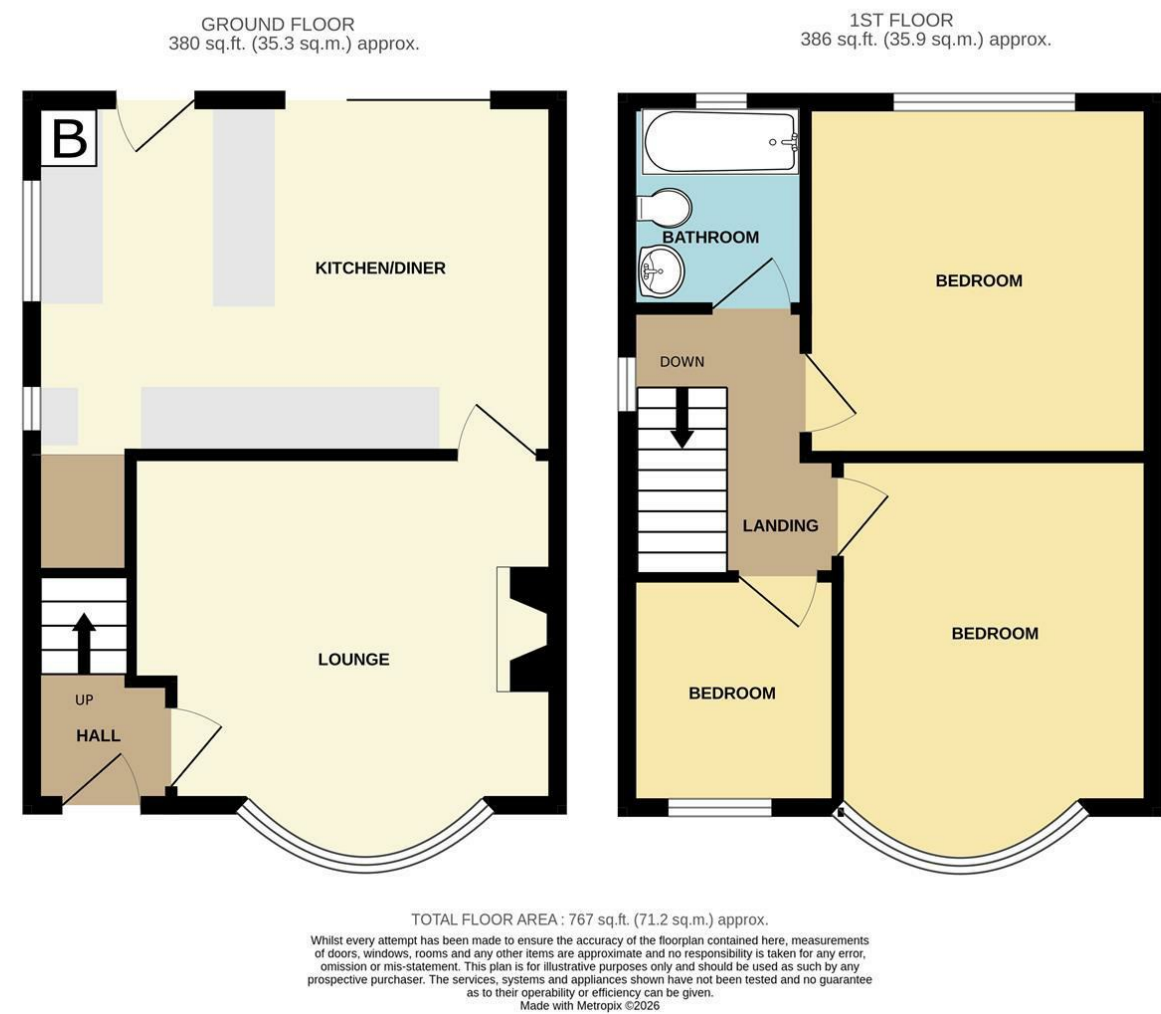


45 Swan Crescent, Oldbury, B69 4QG



45 Swan Crescent, Oldbury



Hicks Hadley

**13 Hagley Road
Halesowen
West Midlands
B63 4PU**

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

A well presented three bedroom semi-detached property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: entrance hall, spacious lounge with log burner, modern refitted kitchen/diner, three generously sized bedrooms and modern bathroom to first floor. The property further benefits from: gas central heating, double glazing, garage to the rear, driveway and attractive private rear garden with summerhouse. A FANTASTIC OPTION FOR FIRST TIME BUYERS AND UPSIZERS. VIEWING HIGHLY RECOMMENDED. EPC: D

Offers In The Region Of £240,000 - Freehold

Hicks Hadley



Entrance Hall

With obscured double glazed front door, stairs to first floor and door into:

Spacious Lounge 13'7" x 13'3" (max) (4.15 x 4.06 (max))

With central heating radiator, log burner and double glazed bay window to front elevation

Refitted Modern Kitchen/Diner 16'9" x 11'4" (max) (5.109 x 3.462 (max))

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, five ring Cookmaster cooker, plumbing for automatic washing machine, plumbing for dishwasher, space for fridge/freezer, splash back tiling, wall mounted Worcester boiler in cupboard, storage cupboard, double glazed window to side elevation, obscured double glazed window to side elevation, double glazed patio door into garden and double glazed door into garden.

Landing

With central heating radiator, obscured double glazed window to side elevation and doors into:

Bedroom One 13'7" x 9'10" (max) (4.144 x 3 (max))

Having central heating radiator and double glazed bay window to front elevation.

Bedroom Two

With central heating radiator and double glazed window to rear elevation.

Bedroom Three 8'3" x 6'6" (2.52 x 2)

With central heating radiator and double glazed window to front elevation.

Bathroom 6'6" x 5'8" (1.99 x 1.728)

Having bath with shower over, shower screen, low flush wc, vanity wash hand basin, part ceramic tiling and obscured double glazed window to rear elevation.

Garage

With up and over door.

Outside

Front: With block paved driveway leading to front door and shared drive leading to garage at the rear.

Rear: With paved patio area, pathway leading through lawn and shrubbery to summer house at the rear.

Agents Note



We have been informed that the property is freehold. Please check this detail with your solicitor.

COUNCIL TAX BAND: B

All main services are connected.

Broadband/mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: D

