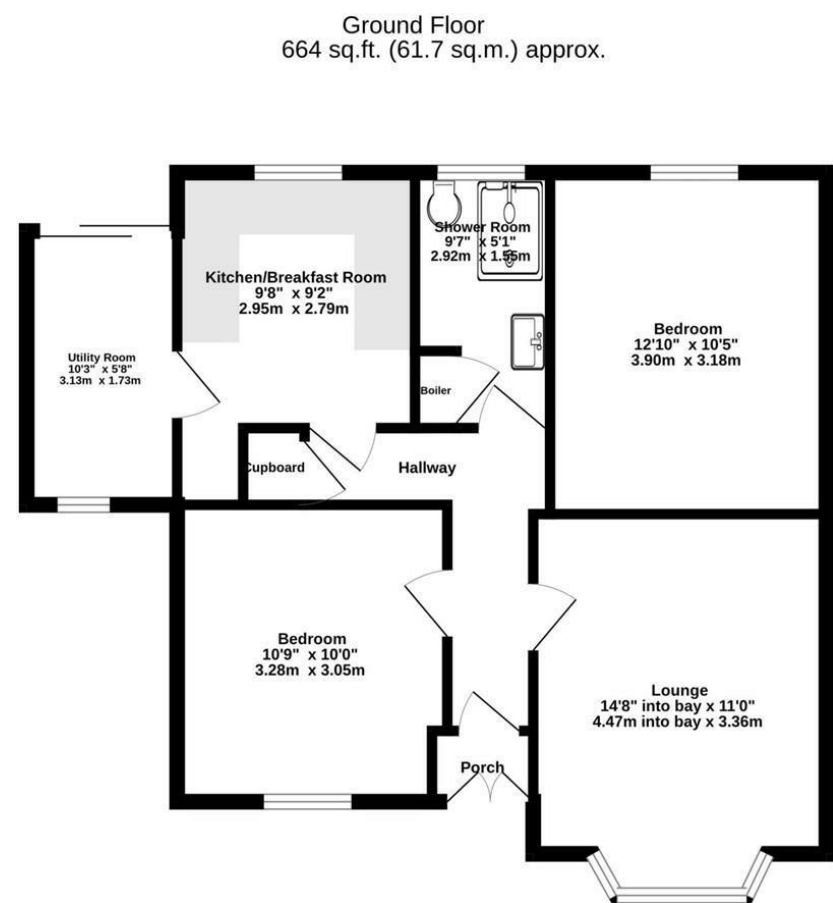


7 Ashtree Road, Oldbury, B69 2HD



TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2024



7 Ashtree Road, Oldbury



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

****FANTASTIC MOVE IN READY DETACHED BUNGALOW** **GREAT FOR DOWNSIZERS****
A superb opportunity to purchase a renovated two bedroom detached bungalow on a prominent corner plot in this most popular of locations for access to the motorway network, schools and all local amenities. The property briefly comprises: porch, wide entrance hall with storage, spacious lounge, refitted kitchen, utility room, two double bedrooms and refitted shower room. The property further benefits from: garage, gas central heating, front and side garden with block paved driveway for two cars, and low maintenance rear garden. DESIRABLE CORNER PLOT. VIEWING HIGHLY RECOMMENDED. EPC: D

Offers In The Region Of £260,000 - Freehold

Hicks Hadley



Porch

With double glazing to front elevation and obscured glazed door into:

Reception Hall

With central heating radiator, loft hatch, open access storage cupboard and doors into:

Spacious Lounge 14'8 x 10'11 (max) (4.47m x 3.33m (max))

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

Refitted Kitchen 12'10 x 9'2 (max) (3.91m x 2.79m (max))

Having matching wall and base units with worktops over to incorporate single drainer sink unit, cooker point, plumbing for dishwasher, plumbing for automatic washing machine, space for fridge/freezer, central heating radiator, splash back tiling, double glazed window to rear elevation and door into:

Utility Room 9'10 x 5'6 (3.00m x 1.68m)

With modern vertical central heating radiator, double glazed window to side elevation and double glazed back door into garden.

Bedroom One 12'10 x 10'6 (3.91m x 3.20m)

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

Bedroom Two 10'9 x 10' (3.28m x 3.05m)

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

Refitted Shower Room 9'7 x 5'4 (max)

Having shower cubicle, low flush wc, vanity wash hand basin, storage cupboard, heated towel rail and obscured double glazed window to rear elevation.

Garage

With up and over door, electric and window to rear elevation.

Outside

Front and Side: With block paved driveway leading to garage door and side gate, low level border walls with adjacent lawns and two pathways leading to porch entrance door.

Rear: With paved patio offering low maintenance rear garden.



Agents Note

COUNCIL TAX BAND: C

EPC: TBA

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

All main services are connected (gas/water/electric).

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

