176 Farm Road, Oldbury, B68 8PN



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Hicks Hadley

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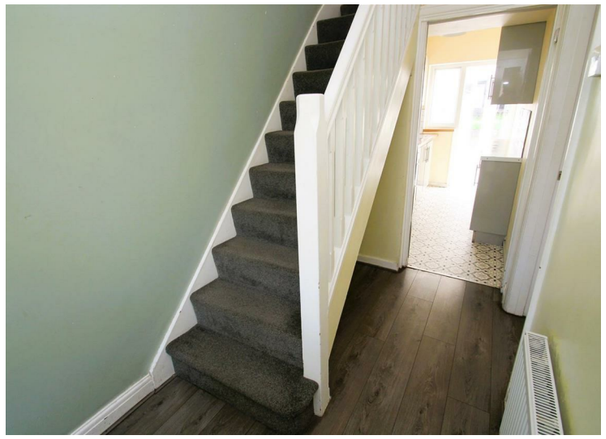
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Hicks Hadley are delighted to welcome to the market this three-bedroom semi-detached home, offered with no upward chain.
Ideally positioned for family living, the property benefits from a range of highly regarded local schools and nearby parks, along with convenient access to the motorway network, making it an excellent choice for commuters. The accommodation briefly comprises an entrance porch, fitted kitchen and a spacious through lounge/diner leading into a conservatory space. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the rear garden features a paved patio area and a mature lawn, providing an ideal space for outdoor relaxation and entertaining. Offered with no upward chain, this property presents an excellent opportunity for families and prospective buyers alike. Early viewing is highly recommended to fully appreciate the accommodation on offer.

Asking Price £249,500 - Freehold

Hicks Hadley







Porch
Double glazing, partially glazed door.

Entrance hallway 9'2" x 5'2" (2.8 x 1.6)
central heating radiator fitted to the inside elevation.

Though lounge 24'3" x 10'9"ax (7.4 x 3.3max)
Double glazed bay style window fitted to the front elevation, central heating radiator fitted to the side elevation, double glazed sliding doors fitted to the rear elevation leading to the conservatory.

Kitchen 10'2" x 5'2" (3.1 x 1.6)
Privacy glazed window fitted to the side elevation, partially glazed door fitted to the rear elevation, oak block style worktop, double oven and ceramic hob above, combi boiler wall mounted, appliance space for washing machine, ample unit space available along with breakfast bar, partially tiled walls, central heating radiator fitted to the inside elevation.

Conservatory 15'5" x 5'6" (4.7 x 1.7)
double glazed window fitted to the rear elevation, Glazed doors opening into the rear garden.

Landing 6'6" x 5'2" (2.0 x 1.6)
Privacy glazed window fitted to the side elevation, Loft access above.

Bedroom one 10'9" x 10'2"ax (3.3 x 3.1max)
Double glazed bay style window fitted tot he front elevation, central heating radiator fitted to the inside elevation.

Bedroom two 10'9" x 10'9"ax (3.3 x 3.3max)
Double glazed window fitted to the rear elevation, central heating radiator fitted to the inside elevation.

Bedroom three 7'2" x 5'10" (2.2 x 1.8)
Double glazed window fitted to the front elevation, central heating radiator fitted to the side elevation.

Family bathroom
Privacy glazed window fitted to the rear elevation, chrome towel radiator fitted to the side elevation, bath tub with thermostatic shower fitted above, partially tiled walls, sink fitted with a chrome mixer tap and vanity unit uilt in, low flush w.c.





External
To the front of the property is an attractive lawn complemented by mature planting, with a shared driveway providing access to the side of the property. A side access gate leads through to the rear garden, which boasts a generous paved patio area, landscaped borders featuring established planting, creating an ideal space for outdoor entertaining and relaxation.

Agent notes
All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link - //checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band :C

EPC :D

Tenure Information :FREEHOLD

Any other Material Facts :Traditional brick and block with tiled roof. Please note all information has been provided by the vendor, Please confirm all details with a chosen solicitor.



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