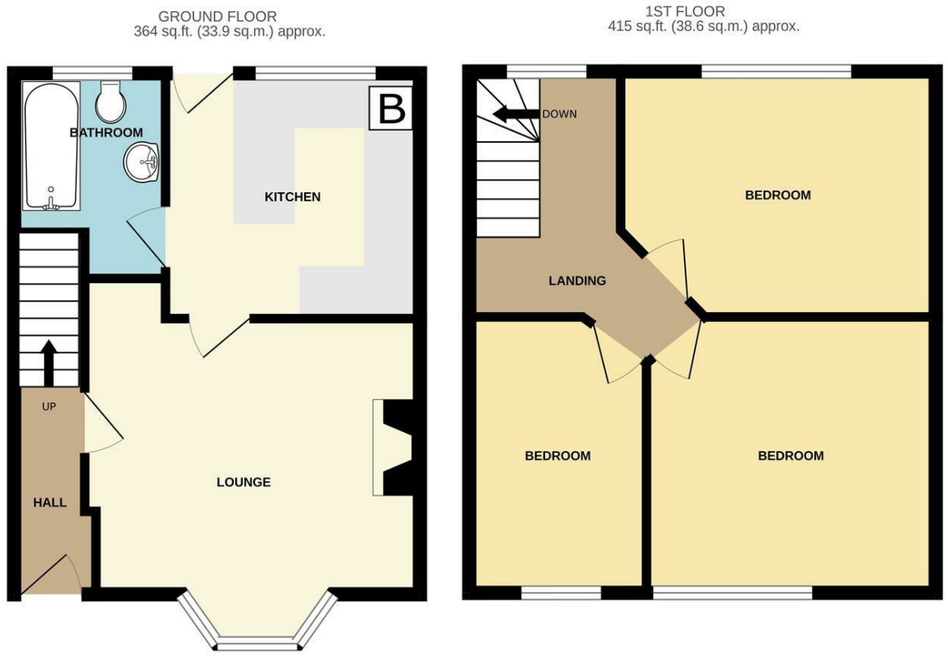
209 Newbury Lane, Oldbury, B69 1JQ



TOTAL FLOOR AREA : 780 sq.ft. (72.4 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.
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209 Newbury Lane, Oldbury

Hicks Hadley

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Halesowen
West Midlands
B63 4PU

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https://www.hickshadley.c

Hicks Hadley

FANTASTIC OPTION FOR FIRST TIME BUYERS
A superbly presented three bedroom mid-terraced property in this most popular of locations for transport links, schools and all local amenities. The property briefly comprises: entrance hall, spacious lounge, fitted kitchen, downstairs bathroom, landing and three generously sized bedrooms to first floor. The property further benefits from gas central heating (new Worcester boiler as of April 2026), double glazing, driveway for one car and a beautifully maintained private rear garden. VIEWING ESSENTIAL TO APPRECIATE THE QUALITY OF THE ACCOMODATION. EPC: D

Offers In The Region Of £220,000 - Freehold







Entrance Hall
With central heating radiator, obscured double glazed front door, stairs to first floor and door into:

Spacious Lounge 13'10" x 13'3" (max) (4.235 x 4.047 (max))
With feature fireplace, electric fire (Not included), central heating radiator, double glazed bay window to front elevation and door into:

Fitted Kitchen 10'7" x 10'4" (3.236 x 3.174)
Having matching wall and base units with worktops over, single drainer sink unit, cooker point, extractor over, plumbing for automatic washing machine, space for dryer, space for fridge freezer, central heating radiator, double glazed window to rear elevation, double glazed door into garden and door into:

Bathroom 8'5" x 6'3" (max) (2.567 x 1.914 (max))
Having panel bath, low flush wc, pedestal wash hand basin, ceramic tiling, heated towel rail and obscured double glazed window to rear elevation.

Landing
With loft hatch, double glazed window to rear elevation and doors into:

Bedroom One 11'11" x 11'3" (max) (3.637 x 3.443 (max))
With central heating radiator and double glazed window to front elevation.

Bedroom Two 12'11" x 10'2" (max) (3.946 x 3.123 (max))
With central heating radiator and double glazed window to rear elevation.

Bedroom Three 11'9" x 7'0" (max) (3.583 x 2.140 (max))
With central heating radiator and double glazed window to front elevation.

Outside
Front: Having driveway with one parking space and left hand steps up to front door entrance.

Rear: With a long, attractive and well maintained garden to include paved patio area leading to lawn, apple tree and other mature shrubbery.

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





EPC: D

COUNCIL TAX BAND: A

All main services are connected (GAS/ELECTRIC/WATER).

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



Hicks Hadley