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Moat Road
Oldbury



Property Description

A well-presented and generously proportioned family home situated on the popular Moat Road in Oldbury. This attractive property benefits from a rear extension creating a spacious and practical kitchen, making it ideally suited to modern family living.

The accommodation offers a welcoming entrance hallway, comfortable reception space and a superb extended kitchen/dining area providing an excellent hub for entertaining and everyday family life. To the first floor are well-proportioned bedrooms together with a family bathroom.

Externally, the property benefits from a private rear garden, providing a pleasant outdoor space for families, while the frontage offers additional convenience.

Location is a particular highlight, with the property situated within the catchment area for Q3 Academy, making this an appealing choice for families. Langley Green railway station is also within close proximity, providing convenient transport links for commuters, alongside a range of local shops, schools and amenities.

An excellent opportunity for buyers seeking a spacious family home in a well-connected and popular Oldbury location.

Entrance Porch

Double glazed door to the front

Entrance Hall

Door to front, stairs to first floor, radiator.

Lounge

Double glazed window to the front, radiator, TV point, doors leading into kitchen.

Kitchen

Fitted kitchen with a range of wall and base units to include work surfaces over, island, electric oven with electric hob, cooker hood, plumbing for washing machine,

Downstairs Wc

Low level wc, wash hand basin.

Landing

Double glazed window to the side, doors to:

Bedroom One

Double glazed window to the front, radiator.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the front, radiator.

Bathroom

Suite to comprise bath, shower cubicle, wash hand basin, low level wc, double glazed window to the rear

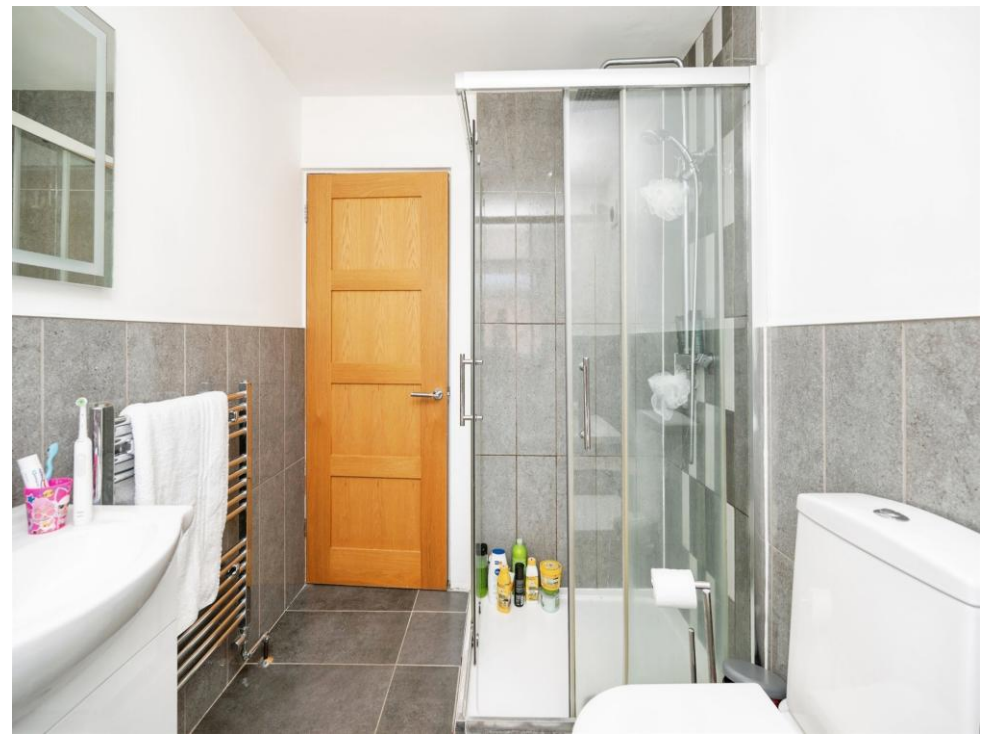
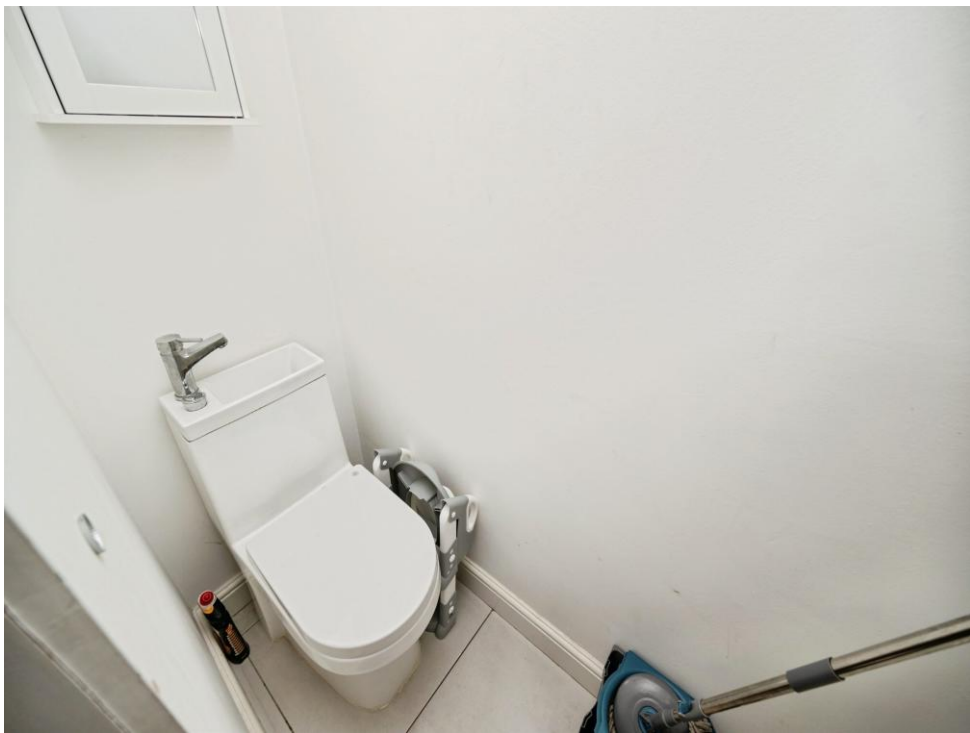
Rear Garden

Large garden with patio and lawn.

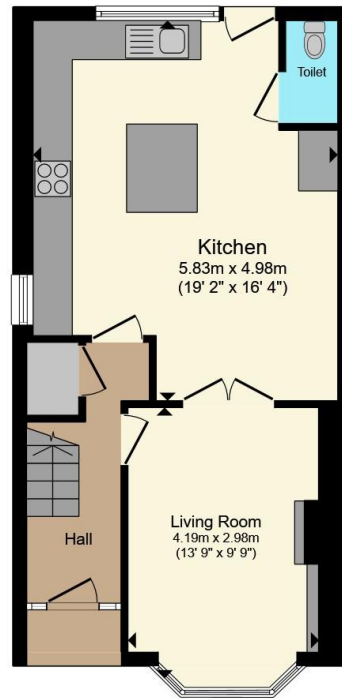
Agents Note

an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

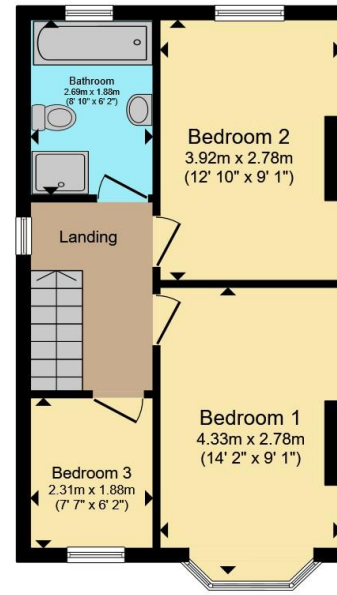








Ground Floor



First Floor

Total floor area 86.1 m² (926 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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