



39 Pryor Road

| B68 9QH | Offers In The Region Of £220,000

ROYSTON
& LUND

- TRADITIONAL THREE BED SEMI DETACHED RESIDENCE
- KITCHEN
- FRONT & REAR GARDENS
- IN NEED OF MODERNISATION
- PRICED TO SELL
- LOUNGE
- DOWNSTAIRS WC
- OFF STREET PARKING
- CONVENIENTLY LOCATED
- FREEHOLD





Nestled on Pryor Road in the charming town of Oldbury, this delightful three bedroom house offers a wonderful opportunity for those seeking a family home with great potential. The property was built in 1935 & exudes character and charm, making it a perfect canvas for modernisation.

Upon entering, you will find a spacious reception room that invites warmth and comfort, ideal for family gatherings or quiet evenings. The three well-proportioned bedrooms provide ample space for rest and relaxation, catering to the needs of a growing family. The bathroom, while functional, presents an opportunity for personalisation to create a space that reflects your style.

The property is situated in an excellent location, providing easy access to local amenities, schools, and transport links, making it a convenient choice for families and commuters alike. The surrounding area boasts a friendly community atmosphere, perfect for those looking to settle down.

While the house is in need of modernisation, this presents a unique chance to transform it into your dream home. With a little vision and effort, you can enhance its features and create a space that truly meets your family's needs.

In summary, this property on Pryor Road is not just a house; it is a place where memories can be made and cherished. With its prime location and potential for improvement, it is an opportunity not to be missed.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

ROYSTON
& LUND

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.