

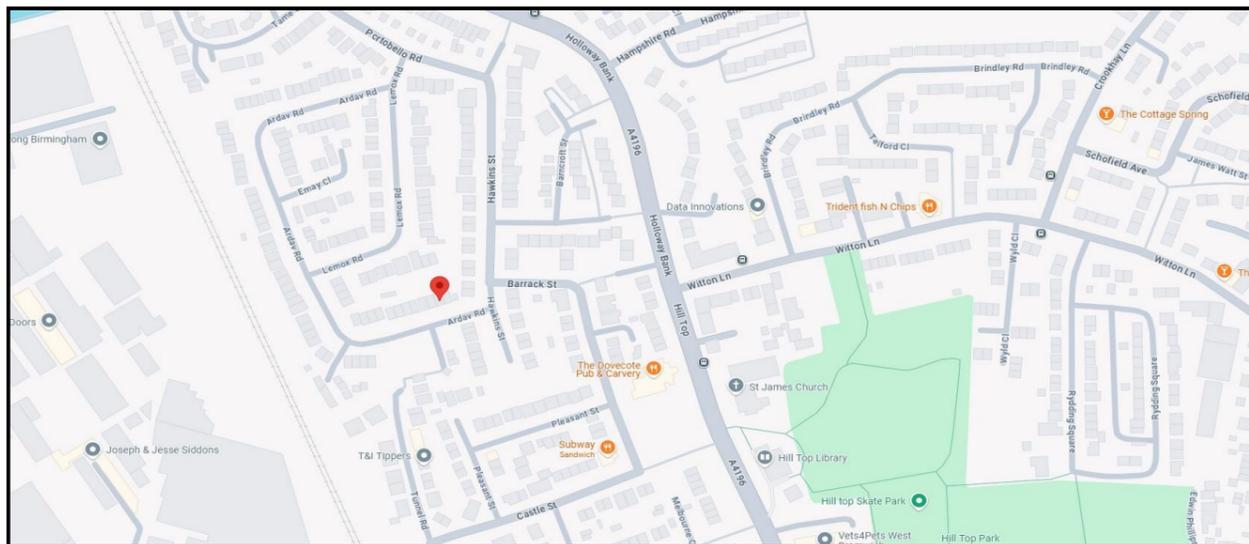
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Ground Floor

First Floor

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.focalagent.com



Ardav Road, West Bromwich, West Midlands, B70 0QU

Offers in the Region Of £230,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Innovate Estate Agents are pleased to present this THREE BEDROOM MID TERRACE PROPERTY situated in West Bromwich! The property comprises of fore garden, front entrance porch, entrance hallway, LOUNGE/DINER, CONSERVATORY, FITTED KITCHEN, family bathroom, rear garden, double glazing and gas central heating throughout! Thanks to its sought after location the property has easy commute to Harvills Hawthorn Primary School, Wodensborough Ormiston Academy, Morrisons Supermarket Wednesbury, Hill Top Park and Tame Bridge Parkway Train Station. EPC Rating: C. Council Tax Band: B. Admin Fees May Apply.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Plascom One Ltd as Innovate Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Plascom One Ltd trading as Innovate Estate Agents or the vendors.

Equipment: Plascom One Ltd trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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Approach	The property is approached via a lawned fore garden with mature shrubs and bushes and paved pathway leading to front entrance porch door.
Front Entrance Porch	Having further door leading into entrance hallway.
Entrance Hallway	Having ceiling light point, stairs rising to first floor landing and door leading into lounge/diner.
Lounge/Diner	25' 2" x 11' 8" (7.67m x 3.56m) Having ceiling light points, wall light points, power points, two gas central heating radiators, double glazed window to front elevation, feature fire place and double glazed patio doors leading to conservatory.
Fitted Kitchen	9' 8" x 7' 2" (2.95m x 2.18m) Having ceiling light point, power points, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, integrated five ring gas hob with cooker hood above and double oven below, plumbing for washing machine and dishwasher, pantry, tiling to splash prone areas, tiled flooring, double glazed window and door to conservatory.
Conservatory	13' 1" x 10' 5" (3.99m x 3.17m) Having ceiling light point with fan, power points, two gas central heating radiators, wood effect laminate flooring, double glazed windows and French doors leading to rear garden.
First Floor Landing	Having ceiling light point, gas central heating radiator and doors leading into all bedrooms and family bathroom.
Bedroom One	11' 8" x 10' 5" (3.56m x 3.17m) Having ceiling light point, power points, gas central heating radiator, built in wardrobes and double glazed window to front elevation.
Bedroom Two	13' 1" x 8' 5" (3.99m x 2.57m) Having ceiling light point, power points, gas central heating radiator, built in wardrobes and double glazed window to rear elevation.
Bedroom Three	7' 2" x 7' 8" (2.18m x 2.34m) Having ceiling light point, power points, gas central heating radiator, built in wardrobes and double glazed window to front elevation.
Family Bathroom	9' 5" x 6' 2" (2.87m x 1.88m) Having ceiling light point, gas central heating radiator, obscured double glazed window to rear elevation, bathroom suite comprises of p-shaped bath with shower above, low level W.C, pedestal hand wash basin with mixer tap, tiling to walls and floor.
Rear Garden	The rear of the property comprises of paved patio area with steps leading up to further paved area, shed and fencing to its perimeters.