



Kenelm Road, Oldbury B68 8PF

welcome to

Kenelm Road, Oldbury

*****THREE-BEDROOM SEMI-DETACHED HOME***NEAR TO LOCAL SCHOOLS, AMENITIES, AND TRANSPORT LINKS***EXTENDED KITCHEN TO THE REAR***TWO RECEPTION ROOMS***PRIVATE REAR GARDEN***UPSTAIRS FAMILY BATHROOM***DRIVEWAY TO FRONT*****

Agent Note

This property is council tax band B.
New boiler 2 years ago.

Entrance Porch

Double glazed door to front and windows to front & side, front door into entrance hall.

Entrance Hall

Double glazed window to side, stairs to first floor, doors to lounge and reception room, lino flooring, ceiling light connection.

Lounge

12' 6" x 11' 4" (3.81m x 3.45m)
Double glazed window to front, ceiling light connection, central heating radiator with radiator cover, lino flooring.

Reception Room

18' 8" x 12' 6" (5.69m x 3.81m)
Double glazed window to side, central heating radiator, lino flooring, ceiling light connection, built in cupboard, access to kitchen/dining room.

Kitchen/Dining Room

17' 9" x 13' (5.41m x 3.96m)
Double glazed window & door to rear, tall radiator, lino flooring, ceiling light connection & spotlights, glass doors to reception room, space for table & chairs, built on oven & grill in tall unit, built in gas hob & extractor over, plumbing for washing machine and space for tumble dryer, sink & drainer with mixer tap, range of wall & base units with drawers and worktops over, tiles to splash-prone areas, space for American fridge freezer.

Landing

Doors to all three bedrooms and bathroom.

Bedroom 1

12' 6" Excluding built in wardrobe. x 12' 6" (3.81m Excluding built in wardrobe. x 3.81m)
Double glazed window to front, central heating radiator, lino flooring, ceiling light connection.

Bedroom 2

11' 10" x 9' 10" (3.61m x 3.00m)
Double glazed window to rear, central heating radiator, lino flooring, ceiling light connection.

Bedroom 3

8' 2" x 8' 2" (2.49m x 2.49m)
Double glazed window to front, central heating radiator, ceiling light connection.

Bathroom

7' 10" x 5' 7" (2.39m x 1.70m)
Double glazed frosted window to side, heated ladder radiator, tiled flooring & to splash-prone areas of walls, ceiling light connection, corner Jacuzzi bath with mixer tap & shower attachment, wash hand basin with hot & cold taps, low level flush w/c.

Front Garden

Graveled front garden, steps up to porch, driveway to side, side gate for access to rear garden.

Rear Garden

Mainly laid to lawn, path up middle of lawn, patio area, fully fenced for privacy, wooden garden room on brick built base & built in shed. (currently used for hot tub).

Parking

Driveway.





view this property online shipways.co.uk/Property/HBN112197



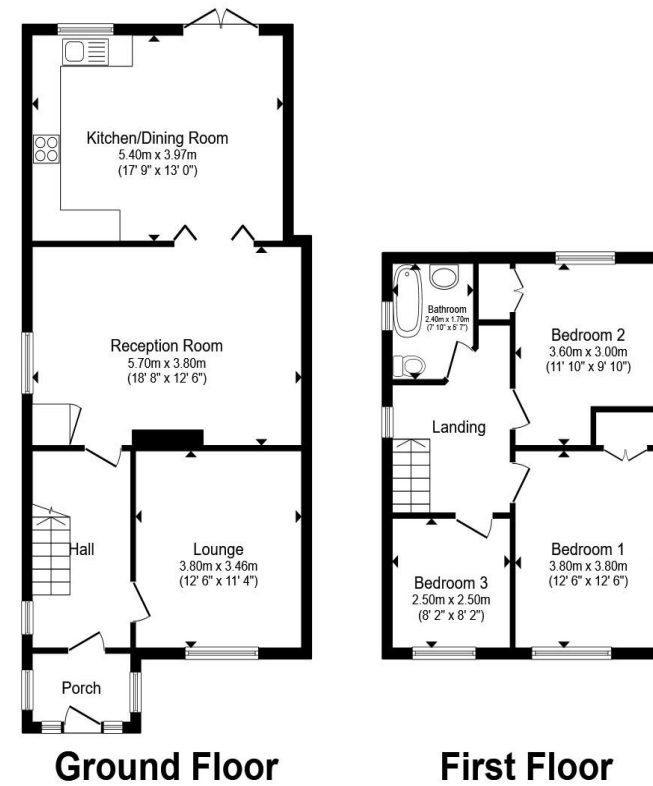
welcome to

Kenelm Road, Oldbury

- Extended Three-Bedroom Family Home
- Sought After Location in Oldbury
- Near to Local Schools, Amenities, and Transport Links
- Private Enclosed Rear Garden
- Two Reception Rooms

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over
£270,000



Total floor area 110.9 m² (1,194 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



view this property online shipways.co.uk/Property/HBN112197



Property Ref:
HBN112197 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



shipways.co.uk