

for sale
£250,000 Freehold

**Paul
Dubberley**



Warwick Road Oldbury B68 0NE

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Property Description

Situated in a popular and convenient residential location, this attractive two-bedroom semi-detached home offers well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, young families, or investors. The property features a spacious lounge/diner, a fitted kitchen, two good-sized bedrooms, family bathroom and wet room. Outside, there is a private rear garden perfect for relaxing or entertaining, along with off-road parking.

Entrance Porch

Having a double glazed door to the front elevation, and double glazed windows to the front and side.

Entrance Hall

Having a double glazed door to the front elevation, stairs to the first floor, understairs storage cupboard, central heating radiator and doors to.

Lounge / Dining Room

Having a double glazed window to the front elevation, double glazed patio doors to the rear, fireplace with surround, two central heating radiators and TV.

Kitchen

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, sink and drainer, gas cooker point with cooker hood over, door to rear garden and access to utility area.

Utility Area

Housing fridge freezer and plumbing for washing machine.

Downstairs Wet Room

Having a double glazed window to the side elevation, full PVC panelling, walk in shower area, low level WC, wash hand basin and central heating radiator.

Landing

Having stairs from the entrance hall, double glazed window to the side elevation and doors to.

Bedroom One

Having two double glazed windows to the rear elevation and central heating radiator.

Bedroom Two

Having a double glazed window to the front elevation and central heating radiator.

Bathroom

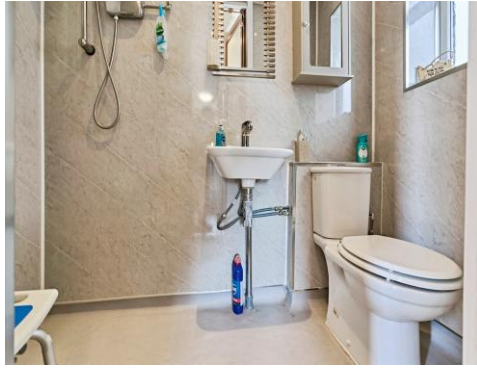
Having a double glazed window to the side elevation, fully tiled, bath with mixer taps, low level WC, wash hand basin and central heating radiator.

Front Garden

Fully blocked paved driveway for parking.

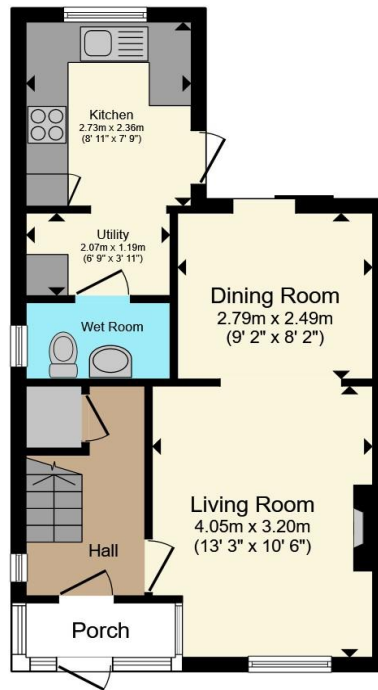
Rear Garden

Low maintenance tiered garden, fully slabbed, steps to each area, shed to rear and flower beds to the side.

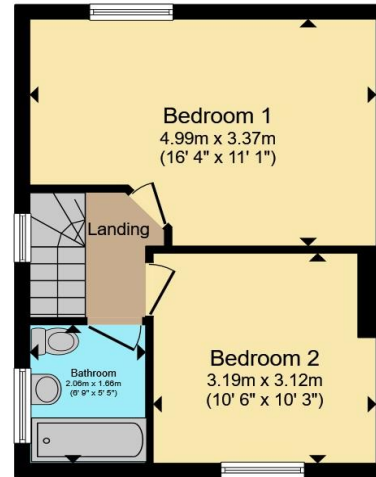








Ground Floor



First Floor

Total floor area 69.9 m² (752 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



To view this property please contact Paul Dubberley on

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EPC Rating: D Council Tax
 Band: C

view this property online PaulDubberley.co.uk/Property/PWB105510

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: PWB105510 - 0002

