

Property details **approval form**

266 Hagley Road West, Oldbury, West Midlands, England, B68 0NR

Date: 29 May 2025

Property Ref and Version: OLD312191 - 0001

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£195,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > BEAUTIFULLY PRESENTED THROUGHOUT
- > STYLISH 7 MODERN FITTED BATHROOM
- > TWO GENEROUS BEDROOMS
- > REAR GARDEN
- > TWO RECEPTION ROOMS
- > GREAT LOCATION PERFECT FOR FIRST TIME BUYERS AND INVESTORS ALIKE

○ Short Description

This property is detail for first-time buyers, situated in a great location that offers convenient access to local amenities such as shops, cafes, schools and parks, making it a perfect choice for those looking to settle into a vibrant community with everything you need right at your doorstep.

○ Long Description

Welcome to your ideal home! This charming property features two generous bedrooms, providing ample space for rest and relaxation. the two inviting reception rooms offer flexibility for entertaining guests or enjoying cozy family gatherings.

Step outside to the well- marinated rear garden, sectioned for privacy and perfect for entertaining, where you can host barbecues or enjoy a quiet evening under the stars. The stylish bathroom is designed for comfort, featuring both a shower and a bath that cater to your needs for a quick refresh or a relaxing soak.

This property is detail for first-time buyers, situated in a great location that offers convenient access to local amenities such as shops, cafes, schools and parks, making it a perfect choice for those looking to settle into a vibrant community with everything you need right at your doorstep. Enjoy the benefits of modern living while being surrounded by the charm of the neighbourhood, ensuring you have a comfortable and enjoyable lifestyle.

○ Directions

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○ **Agents Note**

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○ Room Description

Lounge

11' 4" plus recess x 11' 2" max (3.45m plus recess x 3.40m max)

Having double glazed bay window to front, door to front and wall mounted radiator.

Dining Room

12' max x 11' 3" (3.66m max x 3.43m)

Having double glazed window and wall mounted radiator.

Kitchen

9' 5" x 5' 11" (2.87m x 1.80m)

Having wall and base units, sink/drainер integrated into work surfaces, double glazed window. Integrated gas hob and oven. access to utility area.

Utility Room

6' 7" x 6' 4" (2.01m x 1.93m)

Having plumbing for washing machine, boiler is present within the utility room and double glazed window.

Landing

Having wall mounted radiator and doors leading to various rooms:

Bedroom One

11' 5" into recess x 11' 2" (3.48m into recess x 3.40m)

Having double glazed window to front and wall mounted radiator.

Bedroom Two

12' 1" x 8' 3" max (3.68m x 2.51m max)

Having double glazed window to rear , wall mounted radiator and storage cupboard .

Bathroom

Having a fully fitted bathroom which includes: double shower, bath, wash hand basin & vanity unit, low level WC. double glazed window and towel rail.

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○ Floor Plan



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

○ Approval

	Signature	Date
Harley Clee		
Mr T.M. Gibbons		