130 Birchfield Lane, Oldbury, B69 2AY







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Hicks Hadley

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Hicks Hadley are delighted to welcome to the market this three-bedroom semi-detached home, offering an exciting opportunity for buyers looking to put their own stamp on a property and create a fantastic family home.
In need of modernisation and renovation, the property boasts excellent potential and is ideally positioned for both families and commuters alike. Situated within a quiet cul-de-sac location, the home benefits from convenient access to major motorway networks and a range of local transport links. The accommodation briefly comprises a driveway and garage, providing ample off-road parking, an entrance hallway, a spacious open-plan lounge/diner, kitchen and a conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a family shower room. Further benefits include gas central heating and the fantastic opportunity to modernise and personalise a home in a sought-after and convenient location.

Offers In The Region Of £240,000 - Freehold

Hicks Hadley







Porch
Double glazed windows to the front elevation.

Ent hallway
Central heating radiator fitted to the inside elevation.

Through Lounge 25'3" x 10'5" (7.7 x 3.2)
Bay style double glazed window fitted to the front elevation, central heating radiator fitted tot he inside elevation, Sliding doors accessing the conservatory space.

Kitchen/Diner 16'8" x 12'9" (5.1 x 3.9)
Double glazed window fitted to the rear elevation, access door leading to the storage space and garage, central heating radiator fitted to the side elevation, large storage cupboard, partially tiled walls, one and a half bowl sink with chrome mixer tap and drainer fitted, electric oven fitted and four ring gas hob fitted, extractor fan fitted above, ample unit and drawer space with oak block style worktops above.

Garage 15'8" x 7'6" (4.8 x 2.3)
Garage door opening out, electric and lighting fitted.

Conservatory 13'9" x 6'10" (4.2 x 2.1)
Double glazed windows fitted to the side and rear elevation, double glazed PVCu doors leading to the rear garden.

Small lean too
Ample storage space.

Landing 7'2" x 6'6" (2.2 x 2.0)
Privacy glazed window fitted to the side elevation.

Bedroom One 12'9" x 9'10" (3.9 x 3.0)
Double glazed window fitted to the rear elevation, central heating radiator fitted to the rear elevation.

Bedroom Two 11'9" x 9'10" (3.6 x 3.0)
Double glazed bay style window fitted to the front elevation, central heating radiator fitted to the front elevation.

Bedroom Three 8'6" x 6'6" (2.6 x 2.0)
Double glazed window fitted to the front elevation, central heating radiator fitted to the side elevation.





Shower room
Privacy glazed window fitted to the rear elevation, walk in shower cubicle with thermostatic shower fitted, central heating towel radiator fitted, storage cupboard housing an Ideal combi boiler, low flush w.c fitted, sink with mixer tap fitted, partially tiled walls.

External
To the front of the property sits a a partially block paved driveway and mature lawn with brick wall to the front, to the rear of the property sits a large slabbed patio area along with a lawn and mature planting.

Agent Notes
All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link - //checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band :B

EPC :C

Tenure Information :Freehold

Any other Material Facts :Traditional brick and block build with tiled and partially flat roof. Please note all information has been provided by the vendor, please confirm all details with a chosen solicitor.



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