

Innovate

Estate Agents



Salop Road, Oldbury
£420,000

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Approach	The property is approached via block paved front driveway leading to front entrance porch and garage door.	Bedroom Two	7' 7" x 10' 3" (2.305m x 3.127m) Having ceiling light point, power point, gas central heating radiator, double glazed window to rear elevation and built in storage cupboards.
Front Entrance Porch	Having ceiling light point and door leading into lounge.	Bedroom Three	10' 10" x 10' 5" (3.299m x 3.178m) Having ceiling light point, power point, gas central heating radiator, double glazed window to rear elevation and built in storage cupboards.
Lounge	26' 0" x 16' 6" (7.929m x 5.039m) Having ceiling light point, power point, gas central heating radiator, double glazed window to front elevation, wooden flooring, doors leading into kitchen and stairs rising to first floor.	Bedroom Four	Having ceiling light point, power point, gas central heating radiator, double glazed window to front elevation and built in storage cupboards.
Fitted Kitchen	Having ceiling spot lights, power points, double glazed window to rear elevation, underfloor heating, fitted kitchen comprises of matching wall and base units, marble work surfaces, stainless steel sink drainer unit, gas cooker point, space for fridge freezer, integrated gas hob, tiling to splash prone areas, tiling to floor and doors leading into bathroom and garden.	Study	5' 7" x 8' 4" (1.703m x 2.529m) Having ceiling light point and double glazed window to front elevation.
Utility Room	Having ceiling light point, power point, gas central heating radiator, double glazed window to side elevation plumbing for washing machine and door leading into garden.	Family Bathroom	6' 11" x 4' 11" (2.119m x 1.501m) Having ceiling light point, bathroom suite comprises of low level W/C, Jacuzzi bath with mixer tap and shower head above, vanity hand wash basin, tiling to splash prone areas and tiling to floor.
Downstairs Bathroom	Having ceiling light point, bathroom suite comprises of shower cubicle, vanity hand wash basin, low level W/C, tiling to splash prone areas and tiling to floor.	Garage	7' 7" x 16' 0" (2.311m x 4.875m) Having ceiling light point, tiling to floor and electric door to garage.
First Floor Landing	Having ceiling light point, access to loft space with pull down ladders and doors leading into bedrooms and family bathroom.	Rear Garden	The rear of the property comprises of paved area, laid to lawn with fencing to its perimeters.
Bedroom One	10' 6" x 7' 6" (3.191m x 2.294m) Having ceiling light point, power point, gas central heating radiator, double glazed window to rear elevation, wooden flooring and built in storage cupboards.		

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		