



**Birch Road, Oldbury**  
**£230,000**



**Features:**

- Semi detached house
- Three bedrooms
- Lounge with fireplace
- Modern kitchen
- Conservatory
- Extensive rear garden
- Off road parking
- EPC D

**Description:**

This three bedroom semi detached house situated in Oldbury. Ideal for families due to its location and use of space. The property in brief: Porch, Entrance Hall, Lounge with fireplace, modernised Kitchen with integrated gas hob and double oven as well as space for a fridge/freezer. A sliding door leads to a Conservatory which has space for furniture, as well as a washing machine and fridge freezer, and downstairs WC. Upstairs: Bedroom One sits to the front of the property with a bay window and built in wardrobes. Bedroom Two also has built in wardrobes and there is a further well-proportioned Bedroom Three. The Shower Room is also located on this floor. Outside, the extensive rear Garden is rather impressive. With a patio area ideal for garden furniture, as well as lawn which has been well landscaped and maintained. There is also space for a shed, providing extra storage. This property is ideally located for commuters, being near to Hagley Road West into Birmingham City Centre. There are several local supermarkets, shops and eateries, as well as well respected schools. The number 9 bus runs close by providing public transport links to Birmingham, Halesowen and Stourbridge.





**Details:**

**Entrance Porch**

**Entrance Hall**

**Lounge**

17' 9" into bay x 10' 3" (5.41m x 3.12m)

**Kitchen**

8' 4" x 16' 3" (2.54m x 4.95m)

**Conservatory**

5' 9" x 15' 7" (1.75m x 4.75m)

**WC**

3' 6" x 2' 8" (1.07m x 0.81m)

**Cupboard**

**Bedroom One**

14' 8" into bay x 9' 1" (4.47m x 2.77m)

**Bedroom Two**

12' 0" x 9' 1" (3.65m x 2.77m)

**Bedroom Three**

7' 9" x 5' 5" (2.36m x 1.65m)

**Shower Room**

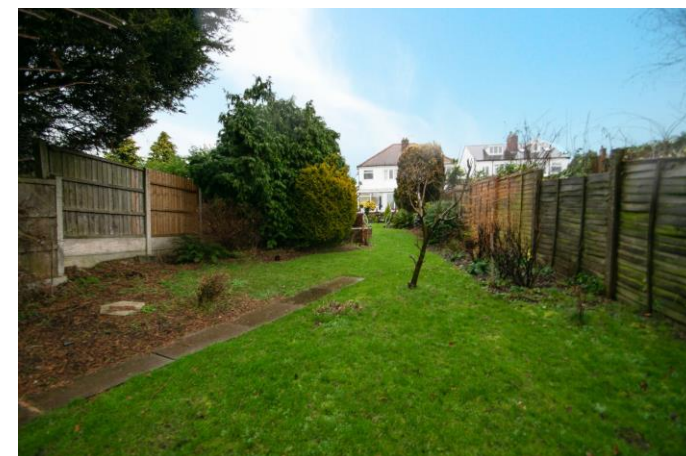
8' 2" x 5' 4" (2.49m x 1.62m)

**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 809 9809.



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 809 9809, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

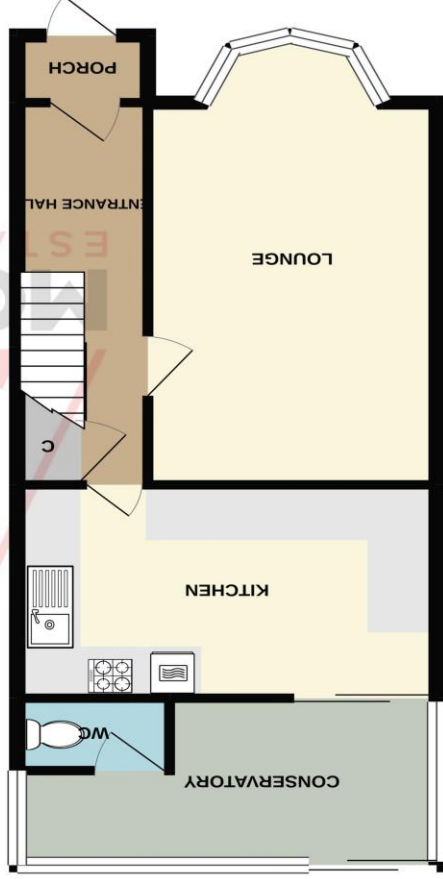
### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

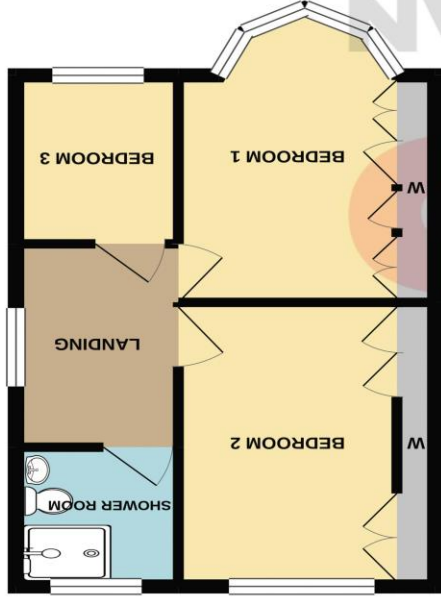
### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cubereovals.co.uk](http://cubereovals.co.uk), to arrange a survey.

GROUND FLOOR  
508 sq. ft. (47.2 sq. m.) approx.



1ST FLOOR  
334 sq. ft. (31.1 sq. m.) approx.



Whilst every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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