



**Swan Crescent, Oldbury**  
Offers in Excess of £200,000



**Features:**

- A semi detached house with loft conversion
- Four bedrooms
- Lounge and conservatory
- Kitchen/diner
- Bathroom and ensuite
- Off road parking
- Rear garden
- Epc - D

**Description:**

A four-bedroom, traditional semi-detached home with a loft conversion in a quiet residential crescent. The layout is as described: Entrance hallway. Lounge with curved bay window to front and gas fire to hearth. Fitted kitchen/diner, offering an inset sink to oak work surfaces, five burner gas hob over double oven, integrated fridge and freezer, oak breakfast bar, under stairs cupboard housing the boiler and access to the rear double glazed conservatory giving double doors to the rear garden. The first floor has two double bedrooms, single bedroom four to front and a pleasant family bathroom with shower over the bath. Stairs rise again to the loft conversion, featuring a master bedroom of ample proportion, as well as a modern en-suite shower room. Outside: The front is dedicated to off-road parking to accommodate 2 cars and mature trees planted to the front edge of the property. There is a side gate leading to the south facing rear enclosed garden which has a patio area, lawn, and garden shed. The location is superb for amenities, being close to major retail parks, supermarkets, eating establishments, Causeway Green Junior and Primary school and being minutes from junction 2 of the M5 motorway for commuting to Birmingham, A short drive will bring you within reach of Rowley Regis train station and further amenities in Oldbury.





**Details:**

**Entrance Hallway**

**Lounge**

13' 6" into bay x 13' 5" max w (4.11m x 4.09m)

**Kitchen/diner**

16' 0" x 11' 2" (4.87m x 3.40m)

**Conservatory**

10' 0" x 9' 4" (3.05m x 2.84m)

**Stairs rise from hallway to first floor landing**

**Bedroom 2**

11' 3" x 10' 4" (3.43m x 3.15m)

**Bedroom 3**

13' 6" into bay x 9' 6" (4.11m x 2.89m)

**Bedroom 4**

6' 8" x 6' 3" (2.03m x 1.90m)

**Bathroom**

6' 6" x 5' 6" (1.98m x 1.68m)

**Stairs rise to second floor roof space**

**Master Bedroom**

13' 6" x 10' 7" min w (4.11m x 3.22m)

**EPC Rating:** D

**Council Tax Band:** B (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?

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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.

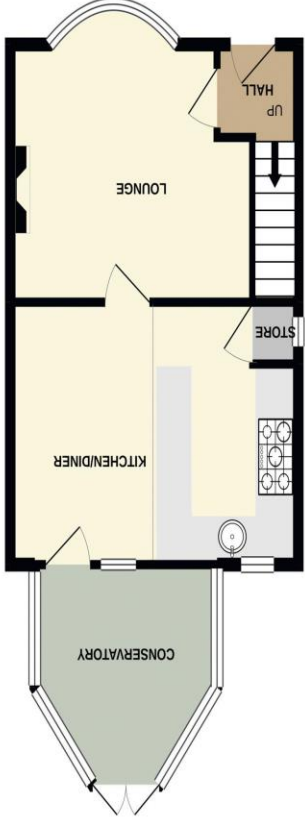
Need a solicitor?

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.

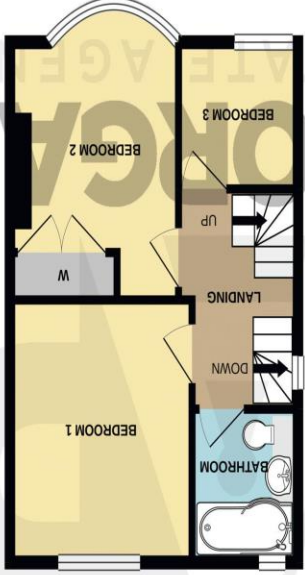
Need a removal company and storage?

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, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



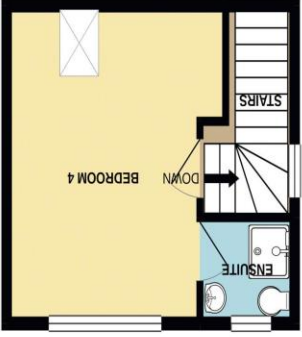
1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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TOTAL FLOOR AREA : 1024 sq.ft. (95.1 sq.m.) approx.

2ND FLOOR  
218 sq.ft. (20.3 sq.m.) approx.



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