

AP MORGAN



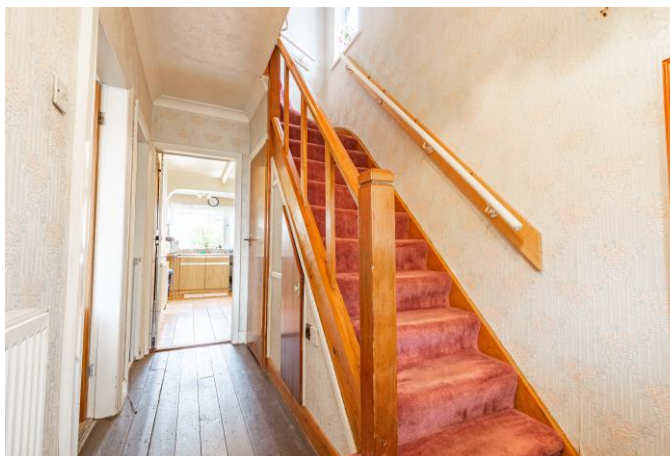
Sandfields Road, Oldbury
£200,000

Features:

- Semi-detached property
- Three bedrooms
- Two reception rooms
- Good-size rear garden
- Off road parking
- Popular location
- Close to amenities
- EPC - D

Description:

A spacious semi-detached property in a popular area of Oldbury with lots of potential. In brief, this property comprises; Porch, an entrance hallway with under stairs storage, a spacious lounge with a feature fireplace, a nicely sized dining room with a sliding door onto the rear patio, a well-proportioned kitchen which benefits from having space for a washing machine, oven, and dishwasher. Lastly on the ground floor is a W.C. The first floor lends itself to three bedrooms, the first is a double with fitted wardrobes, the second is also a double and benefits from space for wardrobes, whilst the third is a good size single bedroom with space for a wardrobe also. Lastly on the first floor is a family bathroom with a bath and overhead shower unit. Externally this property benefits from a good-size rear garden and plenty of additional storage available in the outbuildings. The rear garden is mainly laid to lawn with planting borders as well as attractive trees and shrubbery to the edges. Additionally, this property boasts off-road parking and a rear garage at the bottom of the garden. This property is ideal for families due to its close proximity to good local schooling for all ages, as well as local playing parks and the famous Warley Woods. For commuters, the nearby Wolverhampton Road provides road links to junction 2 of the M5, as well as the Hagley Road West into Birmingham. There are also rail links to Birmingham, Worcester and London via Rowley Regis train station. There are a range of local shops and amenities nearby, including supermarkets.



Details:

Porch

6' 2" x 5' 9" (1.88m x 1.75m) (Max)

Lounge

13' 3" x 11' 0" (4.04m x 3.35m) (Max)

Dining Room

17' 5" x 10' 9" (5.30m x 3.27m) (Max)

Kitchen

14' 4" x 5' 9" (4.37m x 1.75m) (Max)

Bedroom One

13' 2" x 9' 7" (4.01m x 2.92m) (Max)

Bedroom Two

11' 0" x 9' 7" (3.35m x 2.92m) (Max)

Bedroom Three

7' 0" x 5' 9" (2.13m x 1.75m) (Max)

Family Bathroom

7' 4" x 5' 9" (2.23m x 1.75m) (Max)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: (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

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.

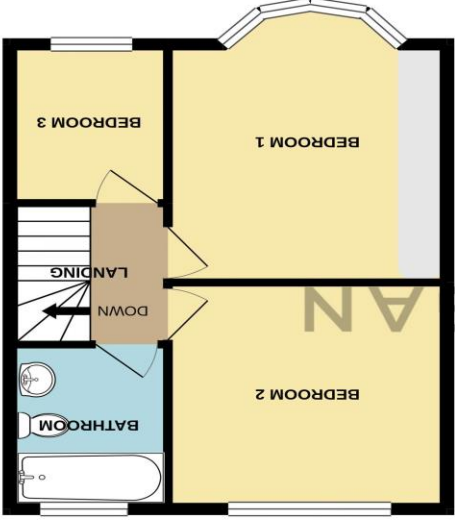
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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, to arrange a survey.

GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 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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