

AP MORGAN



Perry Hill Road, Oldbury
Offers in Excess of £265,000

Features:

- Semi detached house
- Three bedrooms
- Lounge with bay window
- Open plan kitchen/diner and utility room
- Family bathroom and downstairs WC
- Rear garden
- Driveway
- EPC - D

Description:

This three bedroom semi detached house, with a spacious interior. The property in brief: Entrance porch, entrance hall leading to the lounge with bay window and gas fire. Through to the open plan kitchen/diner which provides an ideal family space. The kitchen benefits from an integrated gas hob and an electric oven, as well as space for a fridge/freezer. There is a breakfast bar to the kitchen, and the dining area offers space for a dining table or other furniture. There are also French doors to the patio. Following on is the utility area, which provides space for a washing machine and a tumble dryer, and there is also a guest WC. Upstairs: Bedroom one benefits from a bay window and built in wardrobes. There is a further double bedroom two, and a well-proportioned bedroom three. The family bathroom offers a bath and overhead shower. Outside: The rear garden has a decking area, followed by lawn with a shed to the end. To the front is a driveway for off-road parking, as well as side access to the rear of the property. This property is located close to local schooling and playing fields, making it ideal for families. There are local shops and amenities nearby, including supermarkets. For commuters, there are road links to Birmingham and the M5, and Langley Green train station provides rail routes to Birmingham and Worcester.



Details:

Entrance Porch

Entrance Hall

Lounge

14' 8" to bay x 10' 4" (4.47m x 3.15m)

Kitchen/Diner

12' 9" max x 16' 6" max (3.88m x 5.03m)

Utility

5' 7" max x 7' 3" max (1.70m x 2.21m)

WC

4' 6" x 3' 4" (1.37m x 1.02m)

Bedroom One

14' 8" x 8' 9" to bay (4.47m x 2.66m)

Bedroom Two

12' 9" x 10' 4" (3.88m x 3.15m)

Bedroom Three

9' 4" x 5' 9" (2.84m x 1.75m)

Bathroom

7' 8" x 5' 8" (2.34m x 1.73m)

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.



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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.

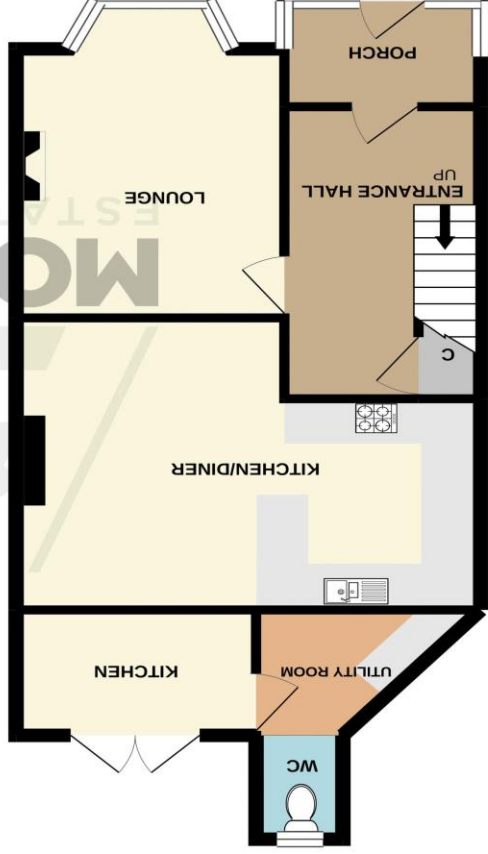
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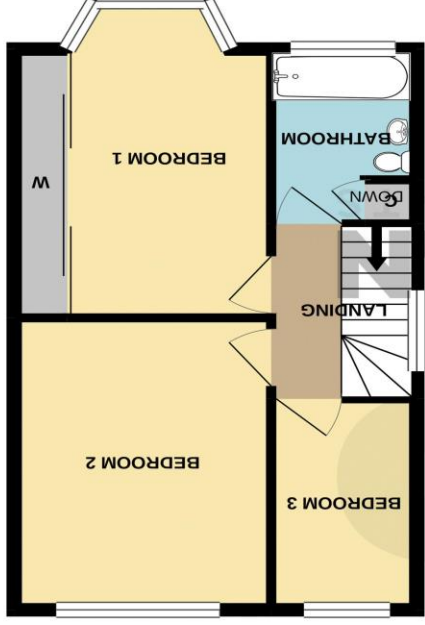
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GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



What every agent has been 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 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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