

**AP MORGAN**



**Warwick Road, Oldbury**  
**£350,000**



**Features:**

- Extended four bedroom semi detached
- Lounge
- L shaped kitchen/diner with vaulted ceiling
- Ground floor w.c.
- Upstairs Bathroom and en-suite to master
- Detached garden office
- Private driveway
- EPC - E

**Description:**

A well-presented and extended 4-bedroom semi-detached house. The property briefly consists: porch, hall giving onto the lounge with feature fireplace and open fire. Bi-fold glass doors open onto the dining area and onward to the breakfast kitchen. The dining area is also accessible from the hall as is the guest W.C. The modern fitted kitchen has a range of units and cupboards, inset sink and drainer, integrated gas hob, double oven, fridge/freezer, dishwasher, and space for a washing machine. Rising to the first floor finds 2 double bedrooms and a single along with the 3-piece bathroom with shower over the bath. Upstairs again leads to the master bedroom with on-suite shower room. Outside the front is devoted to off-road parking, whilst an under cover side entry leads to the rear garden which has timber decking to the house. Steps lead down to the main garden which has lawn, border planting, and a lazy river path leading to the garden office having insulation, bi-fold glazing, power, and door to the rear. The property benefits from double glazing, gas central heating, and is well positioned for local shops and amenities, Warley Woods, national supermarket chains, bus routes, schools, and commuter routes across the area and on to the M5 and M42.





**Details:**

**Porch leading to hallway**

**Lounge**

13' 3" x 10' 5" both max (4.04m x 3.17m)

**Dining Area of (8'9 x 8')** leading to breakfast kitchen

15' 2" x 11' 5" (4.62m x 3.48m)

**Ground Floor w.c.**

**Bedroom 2**

10' 5" x 10' 2" (3.17m x 3.10m)

**Bedroom 3**

11' 0" x 9' 6" (3.35m x 2.89m)

**Bedroom 4**

8' 0" x 6' 4" (2.44m x 1.93m)

**Bathroom**

5' 10" x 5' 2" (1.78m x 1.57m)

**Roof room Master Bedroom with en-suite**

13' 6" x 10' 9" min w (4.11m x 3.27m)

**Garden Office**

15' 6" x 10' 0" (4.72m x 3.05m)

**Covered side entry**

**EPC Rating:** E

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

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

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



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