



Vicarage Road, Oldbury
Offers Over £335,000

Features:

- Vastly extended, FIVE DOUBLE BEDROOM semi detached
- 2 substantial reception rooms
- Breakfast kitchen
- Large utility room with sink
- Ground floor shower room, ensuite and bathroom
- Larger single garage
- Multiple parking, gardens
- EPC rating D

Description:

A VASTLY EXTENDED, FIVE DOUBLE BEDROOM, semi detached house. Well located for shops, supermarkets, Q3 Academy, primary schooling, leisure facilities, library and medical provision, direct bus routes into Birmingham and surrounding areas. The property may be suitable for a larger family of multi-generational make up. The layout is as follows. Initial porch with space for shoes and coats, hallway leading to an excellent first reception room of over 26' in length, fireplace housing an electric fire to surround. Second reception room, this being over 23' in length having patio doors to the rear garden and access to a fitted kitchen. This offers an inset sink, a range style oven (by separate negotiation), built-in dishwasher, ample wall and base units with generous work surfaces, space for slot in fridge. Generous utility room, having a sink, work tops and space for drying/ironing. Ground floor shower room, with 2 w.c. facilities, sink, corner shower and feature wall tiles. The first floor landing has storage cupboard off and doors to five bedrooms, one has an en-suite shower room and the main bathroom has been upgraded providing ample space for a growing family, also with feature tiling to walls. Outside: The rear garden is laid mainly with lawn and is surrounded by hedging. To front there is room for multiple cars on two driveways, one leading to an ample single garage with roller shutter door to front and inner door to the utility room. Other benefits include: Gas central heating to radiators and double glazing.



Details:

Entrance Hallway

Reception Room 1

26' 6" x 13' 4" both max (8.07m x 4.06m)

Reception Room 2

23' 5" x 10' 6" (7.13m x 3.20m)

Fitted Kitchen

13' 2" x 10' 6" (4.01m x 3.20m)

Utility Room

10' 5" x 8' 6" (3.17m x 2.59m)

Ground floor Shower Room

10' 4" x 5' 10" (3.15m x 1.78m)

Stairs rise to first floor landing

Bedroom 1 (rear)

14' 9" x 10' 11" (4.49m x 3.32m)

Bedroom 2 (front)

13' 0" x 12' 5" (3.96m x 3.78m)

Bedroom 3 (front)

11' 9" x 11' 4" into slope (3.58m x 3.45m)

Bedroom 4

12' 0" x 10' 0" (3.65m x 3.05m)

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.

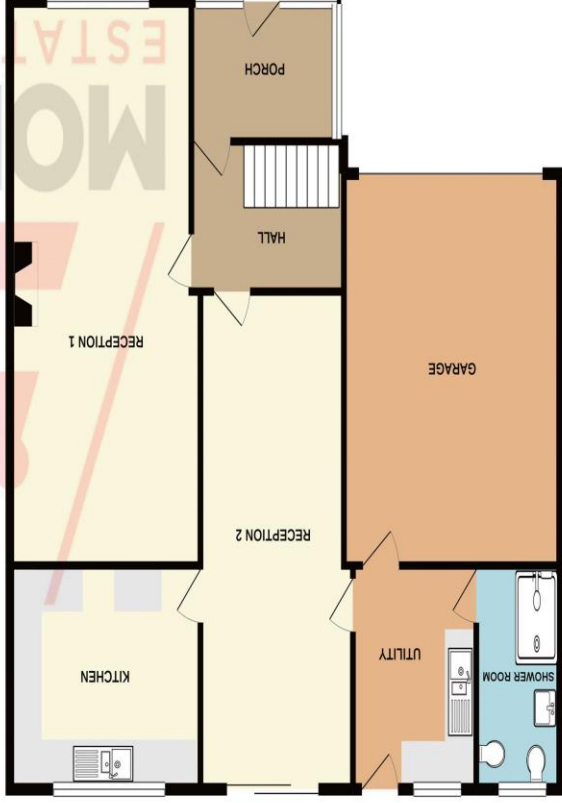
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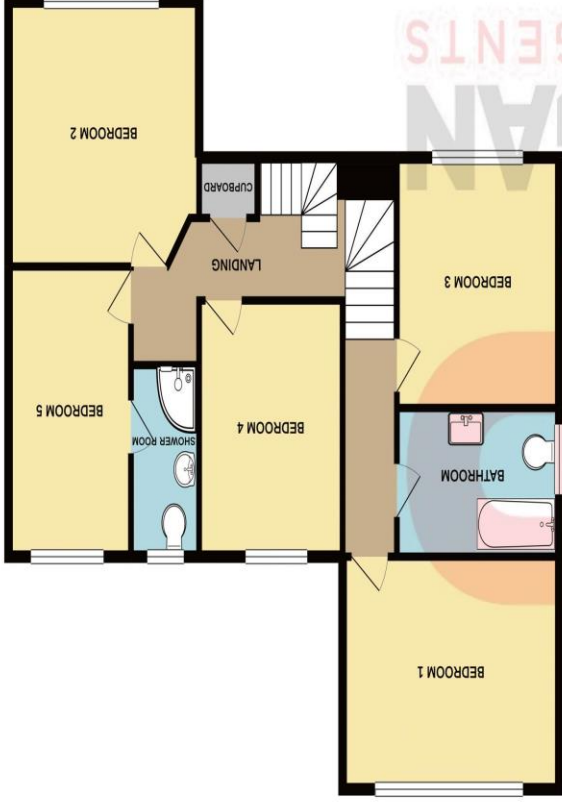
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GROUND FLOOR 1282 sq. ft. (119.1 sq. m.)



1ST FLOOR 972 sq. ft. (90.3 sq. m.)



TOTAL FLOOR AREA : 2255 sq. ft. (209.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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