



47 FREDERICK ROAD, OLDBURY, WEST MIDLANDS, B68 0NX

£149,950

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LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for local shopping facilities and amenities, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West into Birch Road, turn right into Frederick Road where the property is situated on the left hand side.

DESCRIPTION

Offered with no upward chain, this is a very good sized 2 bedroomed mid terrace home, conveniently situated within this popular neighbourhood, briefly comprising the following accommodation :- On the ground floor is a porch, lounge, dining room, breakfast room, kitchen, and utility/garden room (with downstairs WC off). First floor provides 2 double bedrooms and spacious bathroom. Outside is a good sized pleasant rear garden. DG & GCH. VIEWING ESSENTIAL. EPC rating D.

Porch

Front door leads to :-

Lounge 13' 2"(into bay) x 12' 10"(max) (4.01m x 3.91m)

Double glazed bay window to the front, radiator, and attractive feature fireplace with tiled hearth.

Dining Room 12' 8"(max) x 11' 2" (3.86m x 3.40m)

Double glazed window to the rear, radiator, staircase rising to the first floor, understairs recess, and door leads to :-

Breakfast Room 10' 11"(max) x 7' 11"(max) (3.32m x 2.41m)

Double glazed window to the side, radiator, useful built in storage cupboard and door leads to :-

Kitchen 9' 4" x 7' 10"(max) (2.84m x 2.39m)

Double glazed window to the side, radiator, base units, work surface area, wall cupboards, single drainer sink with cupboard below, gas cooker point, complimentary tiling to the walls, and door leads through to :-

Utility/Garden Room 8' 3"(max) x 3' 7"(plus recess) (2.51m x 1.09m)

Double glazed window to the rear with pleasant outlook over garden, double glazed window to the side, work surface area, and door to :-

Downstairs WC

Radiator and WC.

First Floor Landing

Doors off Bedroom One and Two

Bedroom One 16' 10"(max into recess) x 11' 2"(max) (5.13m x 3.40m)

Double glazed window to the front, radiator, built in wardrobe/store and door leads to :-

Passageway

Door to Bathroom and door to :-

Bedroom Two 13' 10"(max) x 11' 3"(max) (4.21m x 3.43m)

Double glazed window to the rear, radiator, built in wardrobe/store and return door to the Landing.

Bathroom 10' 11"(max) x 7' 10"(max) (3.32m x 2.39m)

Double glazed window to the rear, radiator, bath, pedestal wash handbasin, wc, complimentary tiling to the walls, and built in storage cupboard housing the central heating boiler.

Outside

Front

Small foregarden and leading to the accommodation.

Rear Garden

Delightful feature of the property offering pleasant, good sized rear garden with access to shared side entry, lawn area, shrubbed borders, and useful garden store.

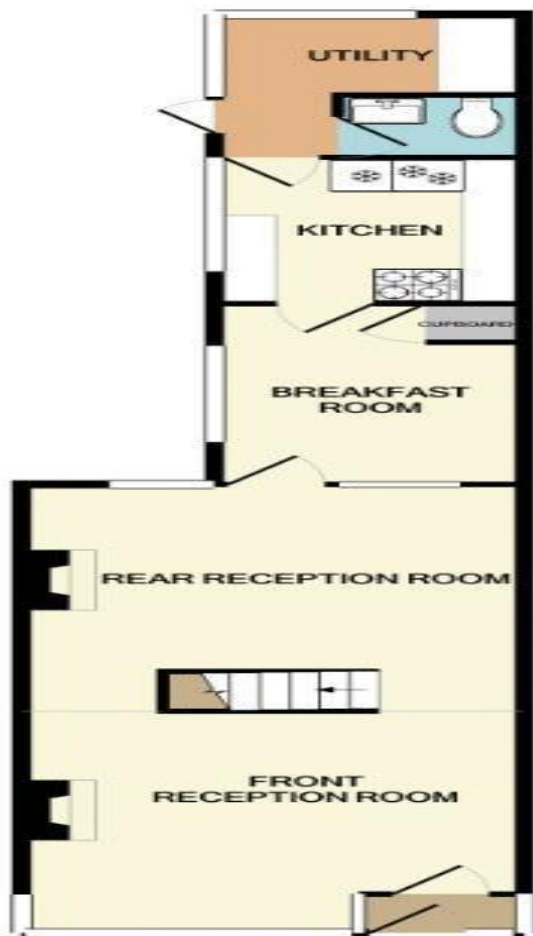
Property Related Services

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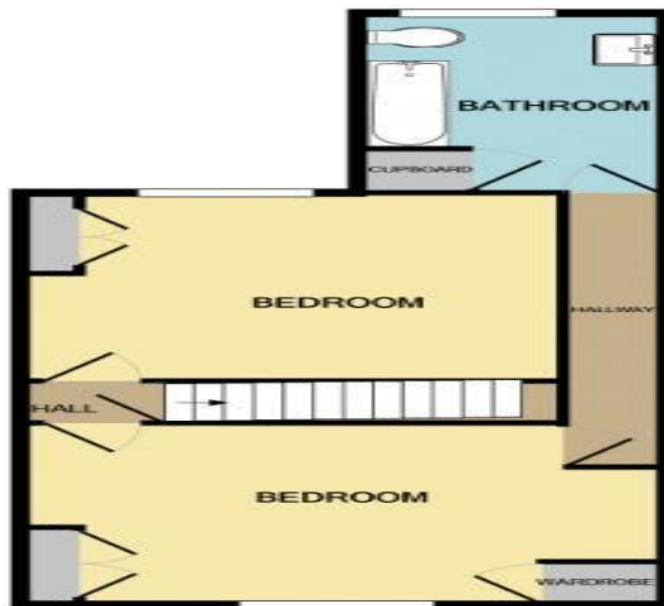
Tenure

The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		75
(55-68) D			(55-68) D		
(39-54) E			(39-54) E	49	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England, Scotland & Wales			England, Scotland & Wales		

