



**St. Katherines Road, Oldbury B68 9TT**

**welcome to**

## **St. Katherines Road, Oldbury**

A vacant freehold 3 bed semi-detached property fully renovated the property standing back from the road behind a driveway and foregarden situated in a cul-de-sac please call to arrange viewings

### **Agent Note**

This property is council tax band B.

### **Entrance Porch**

Front door into entrance hall.

### **Entrance Hall**

Doors to kitchen, lounge & storeroom where there are stairs to storeroom, laminate flooring, ceiling light connection, smoke alarm, central heating radiator, stairs to first floor.

### **Lounge**

24' 5" excluding bay. x 9' 9" ( 7.44m excluding bay. x 2.97m )

Double glazed bay window to front and door & windows to rear, central heating radiator, laminate flooring, central heating radiator.

### **Kitchen**

10' 2" x 5' 4" ( 3.10m x 1.63m )

Double glazed window to rear, range of wall & base units with worktops over, newly fitted cooker & hob with cooker hood over, sink & drainer with mixer tap, laminate flooring, part tiled.

### **Landing**

Doors to three bedrooms and bathroom, newly fitted carpet, ceiling light point, Double glazed frosted window to side.

### **Bedroom 1**

10' 8" x 9' 9" ( 3.25m x 2.97m )

Double glazed window, ceiling light point, new carpet, central heating radiator.

### **Bedroom 2**

9' 8" x 9' 8" ( 2.95m x 2.95m )

Double glazed window, ceiling light point, new carpet, central heating radiator.

### **Bedroom 3**

6' 9" x 5' 6" ( 2.06m x 1.68m )

Double glazed window, ceiling light point, new carpet, central heating radiator.

### **Bathroom**

6' 7" x 5' 4" ( 2.01m x 1.63m )

Double glazed frosted window, ceiling light point, newly fitted bathroom suite, bath with shower over & glass screen door, low level flush w/c, wash hand basin with mixer tap and storage beneath and mirror above, fully tiled, heated towel rail.

### **Front Garden**

Driveway to front, lawned area on one side, small wall on other side, steps up to front door, access to storeroom.

### **Rear Garden**

In need of some TLC. Small wooden shed, array of buses, lawn patched, small paved area, fenced for privacy, access to storeroom.

### **Storeroom**

21' 5" x 6' 2" ( 6.53m x 1.88m )

Electric points, 2 ceiling lights, stairs up to hallway.

### **Parking**

Driveway.





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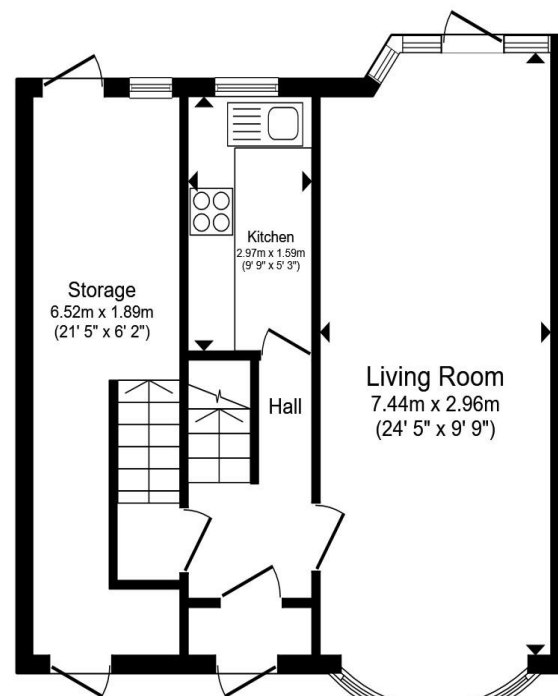
## St. Katherines Road, Oldbury

- THREE BED SEMI DETACHED
- NEWLY REFURBISHED THROUGH OUT
- SITUATED WITH IN A CUL-DE-SAC
- SIDE GARAGE POTENTIAL TO CONVERT TO ADDITIONAL ROOM
- SPACIOUS THROUGH LOUNGE

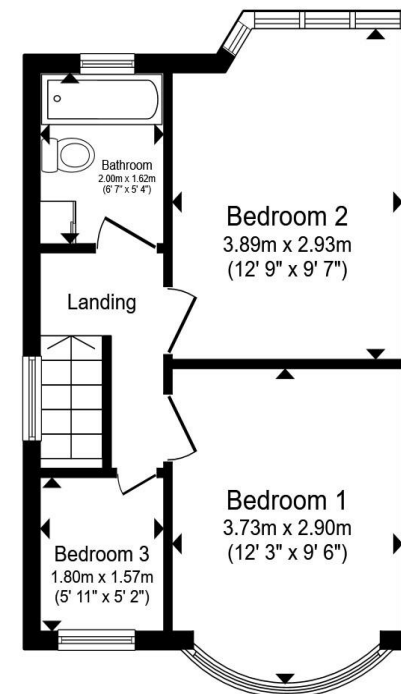
Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£320,000**



Ground Floor



First Floor

Total floor area 78.0 m<sup>2</sup> (839 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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