

100 Kingsway, Oldbury, B68 0PL



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### Hicks Hadley

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**\*\*NO UPWARD CHAIN\*\* \*\*SUPER FAMILY HOME SITUATED PERFECTLY\*\***  
The interior boasts a spacious layout, featuring a welcoming lounge/Diner and a large kitchen, perfect for family meals and entertaining. The property includes three generously sized double bedrooms with the master offering an en suite too, offering ample space for a growing family. The home also benefits from a downstairs cloakroom and a well-appointed family bathroom. This ideal family home further benefits from being located close to both primary and secondary schools and transport links close by. Be the first to view this superb property by calling the office today to arrange a viewing on 0121 585 6667.

**Offers In The Region Of £285,000 - Freehold**

Hicks Hadley





**Entrance Hallway 14'0" x 3'9" (4.27m x 1.14m )**

#### W.C

Obscured window fitted to the front,sink and W.C fitted.

**Lounge 15'6" x 10'7" (4.72m x 3.23m )**

Bay style window fitted to the front elevation,Gas central heating radiator fitted to the front elevation,Through to the dining space.

**Dining Room 10'5"x 8'9" (3.18mx 2.67m)**

Central heating radiator fitted to the side elevation,Sliding glazed doors into the rear garden.

**Kitchen 11'9" x 9'2" (3.58m x 2.79m)**

Double glazed window fitted to the rear elevation,One and a half bowl sink fitted with drainer, Oven,hob,Extractor fan fitted,Partially tiled walls,Space for a washer/dryer and fridge freezer,Central heated radiator fitted to the inside wall.

**Landing 9'5" x 5'6" (2.87m x 1.68m)**

Access to bedrooms one,two and three and the family bathroom,Loft access above.

**Bedroom One 11'1" x 10'6" (3.38m x 3.20m)**

Bay window fitted to the front elevation,Radiator fitted to the front elevation,Access to walk in en suite.

#### En suite

Thermostatic shower fitted,W.C and sink fitted,Partially tiled.

**Bedroom Two 11'0" x 10'6" (3.35m x 3.20m)**

Double glazed window fitted to the rear elevation,Central heating radiator fitted to the rear elevation wall.

**Bedroom Three 10'4" x 7'2" (3.15m x 2.18m)**

Double glazed window fitted to the rear elevation,Fitted wardrobe space.

#### Family Bathroom

Obscured window fitted to the front elevation,Bath tub fitted,Sink and W.C fitted,Partially tiled,Storage cupboard fitted also housing water tank still heating system.

#### External

To the front of the property sits a driveway allowing off road parking leading up to a garage with steps up to the front entrance and Astro turf lawn making for a low maintenance and tidy,To the rear of the property sits a large patio area with fence and steps up to a well maintained lawn space making for a great social space.



#### Garage

Twist and turn opening system.

#### Agent Notes

All main services are connected . ( Gas/ Electric / Water )

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :C



EPC :C

Tenure Information :Freehold

Any other Material Facts :Traditional brick and block build with tiled roof,Please note all information has been provided by the vendor, Please confirm details with a chosen solicitor.

