

9 Albert Road, Oldbury, B68 0NA



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Hicks Hadley

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Hicks Hadley are delighted to present to the market this stunning three-bedroom semi-detached family home, ideally situated in a highly convenient location for both families and commuters. The property offers excellent access to Birmingham City Centre, with nearby motorway links providing easy connections to the wider motorway network. Beautifully presented throughout, this charming home effortlessly blends traditional character with modern living. The ground floor boasts two spacious reception rooms, both retaining attractive period features, alongside a stylish kitchen/diner fitted with elegant shaker-style units and premium Mirastone worktops. Completing the ground floor is a contemporary shower room finished to a high standard. Upstairs, the property offers three generously sized bedrooms, with the principal bedroom benefiting from fitted wardrobes, as well as a family bathroom. Externally, the home continues to impress with a beautifully landscaped rear garden, creating the perfect space for relaxing or entertaining. A fantastic addition is the superb summer house, complete with power, and lighting, making it ideal as a home office, gym, or entertaining space. This exceptional home combines character, style, and practicality, making it an ideal purchase for growing families or those seeking excellent commuter links. Early viewing is highly recommended.

Offers In The Region Of £340,000 - Freehold

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Porch

Double glazed panels both sides of the door with wall lighting and storage.

Entrance hallway 12'1" x 5'10" (3.7 x 1.8)

Stained glass front door fitted with privacy glazed panels both side allowing much natural sunlight through, central heating radiator fitted to the inside elevation, Traditional plaster coving throughout.

Front facing lounge 11'9" x 10'9" (3.6 x 3.3)

Double glazed bay style window fitted to the front elevation, two tall central heating radiators fitted to the front elevation, dado rail mid height along with plaster coving throughout.

Second reception Room 12'9" x 10'9" (3.9 x 3.3)

Double glazed patio doors opening into the rear garden with glazed panels both sides, Gas fire place fitted central with feature surround, tall radiator fitted to the rear elevation.

Kitchen/Diner 14'5"ax x13'9" max (4.4max x4.2 max)

Double glazed window fitted to the rear elevation, half glazed door fitted to the side elevation accessing the rear garden, fourteen spotlight style lighting fitted, one and a half bowl sink fitted with drainer and mixer tap fitted, 'Mirror stone' style worktops with breakfast bar, partially tiled walls, re fitted shaker style kitchen with ample storage space along with the wide drawers built in, Sky light style window fitted, Induction hob with extractor fan above, integrated appliance for fridge/freezer, washing machine and dishwasher, wall mounted double oven along with an integrated microwave too, Combi boiler wall mounted.

Ground floor shower room

Privacy glazed window fitted to the rear elevation, tall radiator fitted to the side elevation, walking in thermostatic shower with waterfall effect. shower head, sink with mixer tap fitted along with low flush w.c, Partially tiled walls.

Landing 9'6" x 6'10" (2.9 x 2.1)

Privacy glazed window fitted to the side elevation, loft access above, storage cupboard.

Bedroom One 12'9" x 8'6" (3.9 x 2.6)

Double glazed window fitted to the rear elevation, central heating radiator fitted to the rear elevation, sliding wardrobes fitted.

Bedroom Two 10'9" x 9'10"ax (3.3 x 3.0max)

Double glazed bay style window fitted to the front elevation, radiator fitted to the inside elevation.

Bedroom three 7'10" x 7'10" (2.4 x 2.4)

Double glazed window fitted to the front elevation, radiator fitted to the front elevation.



Family bathroom

Privacy glazed window fitted to the rear elevation, bath tub with electric shower fitted above along with glass shower screen fitted, partially tiled walls, sink and low flush w.c fitted.

Summer house

Fitted with electric and lighting.

External

To the front of the property is a spacious printed concrete driveway. To the rear, the property benefits from a tranquil garden featuring a block-paved and partially slate patio, beautifully maintained mature planting, a well-kept lawn, and a charming summer house positioned at the end of the garden.

Garage

With up and over door fitted, electric and lighting.

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 :

Tenure Information :Freehold

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

