

18 Merton Close, Oldbury, B68 8NG



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Hicks Hadley

13 Hagley Road
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West Midlands
B63 4PU

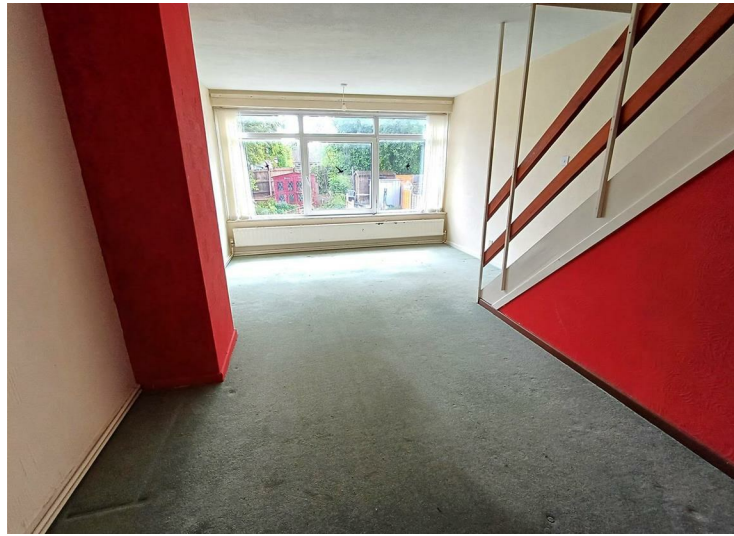
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****NO UPWARD CHAIN****
Terrific three bedroom end townhouse in this most popular of locations for all local amenities. The property briefly comprises: entrance hall, utility/store, shower room, ground floor bedroom, spacious lounge, kitchen, two double bedrooms and bathroom to second floor. The property further benefits from: generously sized block paved driveway and large rear garden. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE OF THE ACCOMODATION. EPC: D

Asking Price £190,000 - Leasehold



Entrance Hall

With modern front door, open access to inner hall and door into:

Utility/Store 15' x 8' (4.57m x 2.44m)

Having plumbing for automatic washing machine and double glazed window to front elevation.

Inner Hall

With stairs to first floor and door into:

Shower Room 6'3 x 5'2 (1.91m x 1.57m)

With corner shower cubicle, vanity wash hand basin, low flush wc, wall mounted Worcester boiler and door into:

Downstairs Bedroom 12' x 9'1 (3.66m x 2.77m)

With heated towel rail and double glazed French doors into garden.

First Floor Landing

Spacious Lounge/Diner 21'10 x 12'1 (max) (6.65m x 3.68m (max))

With two central heating radiators, double glazed window to rear elevation and stairs to second floor.

Kitchen 11'10 x 9'5 (3.61m x 2.87m)

Having base units with worktops over, single drainer sink unit, cooker point, plumbing for dishwasher, part ceramic tiling and double glazed window to front elevation.

Second Floor Landing

With storage cupboard and doors into:

Bedroom One 11'11 x 10'8 (3.63m x 3.25m)

With integrated wardrobe and double glazed window to front elevation.

Bedroom Two 11'11 x 9'10 (3.63m x 3.00m)

With integrated wardrobe and double glazed window to rear elevation.

Bathroom

Having panel bath with central mixer tap, vanity wash hand basin, low flush wc and heated towel rail.

Outside

Front: With blocked paved driveway leading to front door and gated side entrance.

Rear: With patio area and pathway to the left hand side leading to the rear of the garden.

Agents Note



Tenure: We have been informed that the property is leasehold with approximately 38 years remaining. We have also been informed that we are selling the property as leasehold with absolute title and that our client will transfer the freehold interest upon completion of the sale.

Council Tax Band: B

All main services are connected (gas/water/electric).

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

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