

7 Park Close, Oldbury, B69 1NJ



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Hicks Hadley

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****NO UPWARD CHAIN****

A well presented two bedroom semi-detached property in need of some modernisation, located in this popular cul-de-sac location for schools, transport links and all local amenities. The property briefly comprises: entrance hall, spacious lounge, fitted kitchen, separate dining room, two double bedrooms and modern shower room to first floor. The property further benefits from: garage with access at the rear, front and rear gardens, double glazing and gas central heating. **EARLY VIEWING HIGHLY RECOMMENDED.** EPC: TBA

Offers In The Region Of £165,000 - Freehold



Entrance Hall

With double glazed front door, central heating radiator, obscured double glazed window to side elevation, stairs to first floor and doors into:

Spacious Lounge 10'9 x 10'1 (max) (3.28m x 3.07m (max))

With central heating radiator and double glazed window to front elevation.

Fitted Kitchen 11'3 x 5'8 (max) (3.43m x 1.73m (max))

Having matching wall and base unit with worktop over, single drainer sink unit, plumbing for automatic washing machine, space for cooker, storage cupboard with obscured double glazed window to side elevation and space for fridge freezer, splash back tiling, double glazed window to side elevation and obscured double glazed back door into garden.

Dining Room 10'10 x 10'4 (max) (3.30m x 3.15m (max))

With central heating radiator and double glazed window to rear elevation.

Landing

With loft hatch, obscured double glazed window to side elevation and doors into:

Bedroom One 14'2 x 8'4 (max) (4.32m x 2.54m (max))

With central heating radiator, storage cupboard and two double glazed windows to front elevation.

Bedroom Two 11'2 x 10'5 (max) (3.40m x 3.18m (max))

With double glazed window to rear elevation.

Modern Shower Room

Having walk in shower cubicle, low flush WC, vanity wash hand basin, storage cupboard and double glazed window to rear elevation.

Outside

Front: With low level wall to front boundary, pathway leading to front entrance door with adjacent lawn and paved area.

Rear: Having paved patio area with lawn beyond it and central pathway leading through to the rear gate.

Garage

Situated in the rear garden but accessible via a rear entry road.

Agents Note



COUNCIL TAX BAND:

We have been informed that the property is freehold. Please check this detail with your solicitor.

EPC:

All main services are connected: gas, electric and 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)

