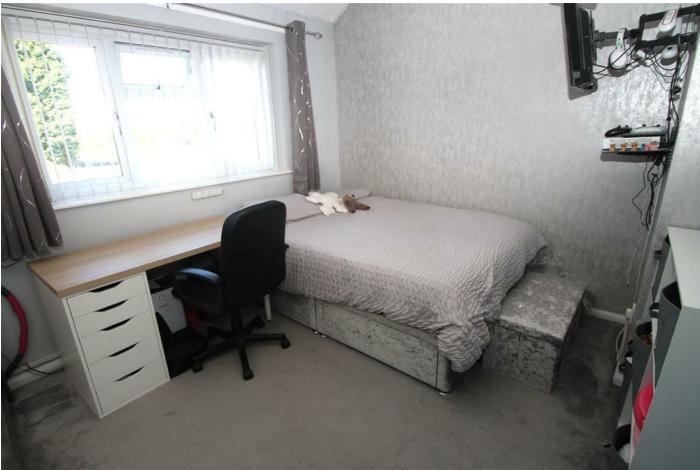


38 Falcon Road, Oldbury, B68 8AX



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Hicks Hadley

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****EXCELLENT OPTION FOR FIRST TIME BUYERS****
Superbly presented three bedroom mid-terraced property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: porch, entrance hall, open plan spacious lounge/diner, fitted kitchen, three generously sized bedrooms and modern family bathroom to first floor. The property further benefits from: private rear garden, good sized driveway, gas central heating and double glazing. **EARLY VIEWING HIGHLY RECOMMENDED.** EPC: TBA

Offers In The Region Of £225,000 - Freehold



Porch

With obscured double glazing to front and side elevation.

Entrance Hall

With obscured double glazed front door entrance, storage cupboard, central heating radiator, stairs to first floor and doors into:

Spacious Lounge/Diner 23'8 x 12'3 (max) (7.21m x 3.73m (max))

Having electric fire, two central heating radiators, double glazed window to front elevation and double glazed patio doors into garden.

Fitted Kitchen 9'7 x 7'7 (2.92m x 2.31m)

Having matching wall and base units with worktops over, single drainer sink unit, plumbing for automatic washing machine, space for dryer, space for further appliance, space for fridge/freezer, wall mounted Worcester boiler, storage cupboard, central heating radiator and double glazed window to rear elevation.

Landing

With two storage cupboards, loft hatch and doors into:

Bedroom One 13'2 x 11'8 (max) (4.01m x 3.56m (max))

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

Bedroom Two 11'7 x 9'7 (max) (3.53m x 2.92m (max))

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

Bedroom Three 9'3 x 7'6 (max) (2.82m x 2.29m (max))

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

Modern Family Bathroom 8'2 x 5'5 (2.49m x 1.65m)

Having 'P' shaped bath with shower over, shower screen, vanity wash hand basin, heated towel rail, spotlights, ceramic tiling and two obscured double glazed windows to rear elevation.

Outside

Front: With block paved driveway leading to front door.

Rear: Having paved patio and lawn beyond it with paved pathway to the rear.

Agents Note



EPC: TBA

COUNCIL TAX BAND: A

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

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

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

