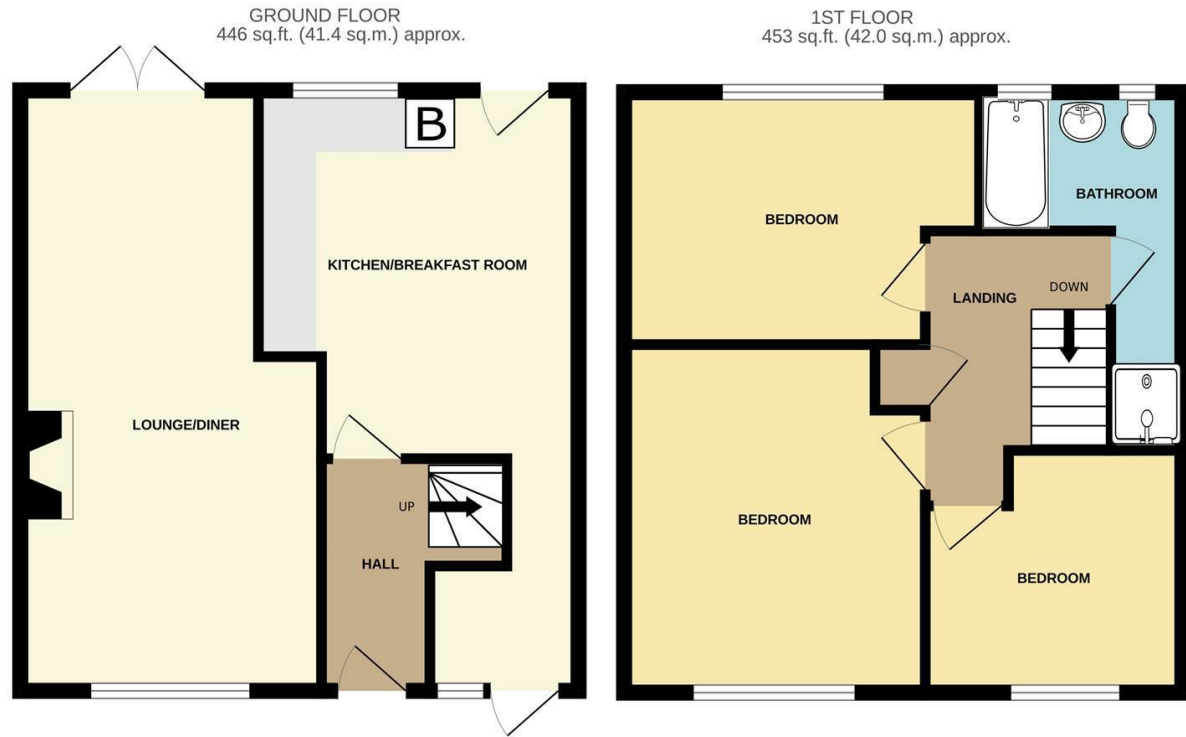


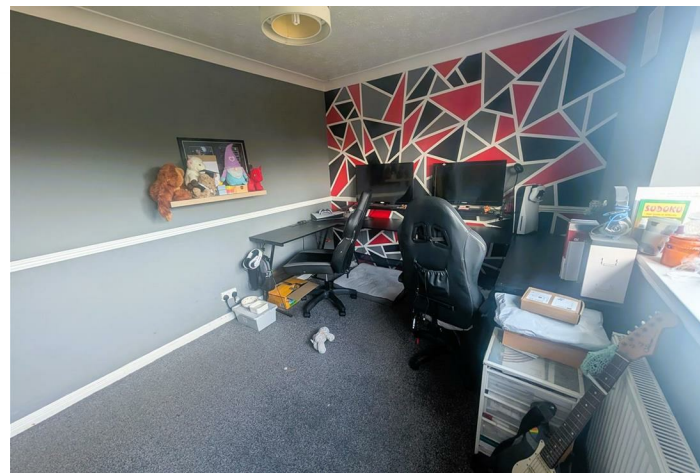
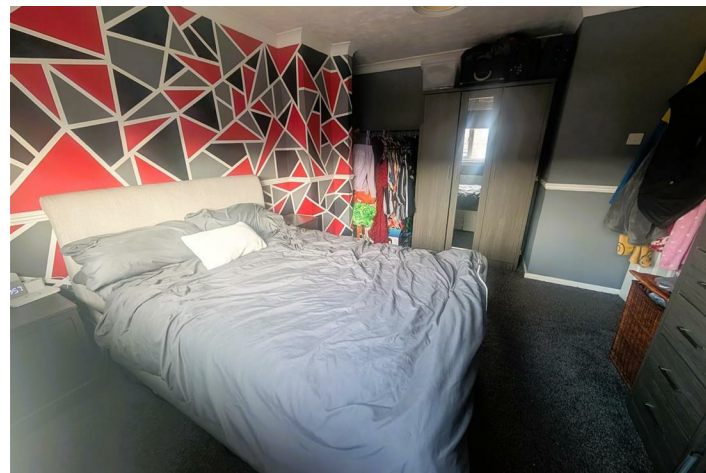
58 Cornwall Avenue, Oldbury, B68 0SW



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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58 Cornwall Avenue, Oldbury



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

An deceptively spacious and immaculately presented family home in this popular location, being close to all amenities including Brand Hall Primary School. The property comprises reception hall, spacious lounge/dining room, extended fitted kitchen, three spacious bedrooms and bathroom with separate shower cubicle. The property also offers gas central heating, double glazing, a driveway to the front and good sized rear garden. MAKE AN EARLY VIEWING APPOINTMENT OR YOU MAY MISS OUT. EPC:- D

Hicks Hadley

Offers In The Region Of £230,000 - Freehold



Entrance hallway

With central heating radiator, stairs to the first floor landing and door leading to:-

Through Lounge/Dining Room 21'11" x 11' (6.68m x 3.35m)

Having double glazed window overlooking the front elevation, feature fireplace with surround, two central heating radiators and double glazed French doors leading to the rear garden.

Extended Kitchen/Diner 13'6" x 11'9" (4.11m x 3.58m)

Having a range of modern white high gloss units to include a single drainer sink unit, base units with worktops over, breakfast bar, matching wall units, integrated electric oven, fitted gas hob with stainless steel cooker hood over, ceramic tiling, plumbing for automatic washing machine, further appliance space, wall mounted gas central heating boiler, double glazed window overlooking the rear garden and door leading into the rear garden.

Landing

Lead from the reception hall to the first floor landing, with loft access, storage cupboard and doors leading to

Front Lobby/Hallway

With door leading to the front elevation offering separate access from the front.

Bedroom one 12'9" x 11'2" (3.89m x 3.40m)

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

Bedroom two 13'1" x 9' (3.99m x 2.74m)

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

Bedroom three 9'7" x 8'6" (2.92m x 2.59m)

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

Family bathroom

Having panelled bath, wash hand basin, low level WC, walk-in fully tiled shower cubicle, low level WC, ceramic tiling, heated towel rail, and two double glazed window overlooking rear elevation.

External

The property offers off road parking to the front and to the rear of the property sits a slabbed patio area with mature lawn and planting.

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 :B

EPC :D

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.

