

46 Forest Road, FOREST ROAD 195,000 GBP

PROPERTY INFORMATION:

Address : Forest Road, Oldbury, B66 0EE, West Midlands, West Midlands
Category : Sales
Type : For sale

PROPERTY INFORMATION:

3 Bedroom Semi Detached House.

A WELL PRESENTED THREE
BEDROOM SEMI DETACHED
PROPERTY SITUATED IN THIS
POPULAR LOCATION. NO CHAIN.

Comprising of entrance hallway, two
reception rooms, kitchen, three
bedrooms, bathroom, double glazing
and central heating where specified,
block paved driveway, rear garden.

Approach is via block paved
driveway, front door opening to
ENTRANCE HALL WAY Double
glazed window to side elevation,
central heating radiator, stairs rising
to first floor accommodation, laminate
wood flooring, doors to RECEPTION
ROOM ONE 11 '0" x 13'6" (3.35m x
4.11m) Double glazed bay window to
front, central heating radiator, feature
wooden fire surround with tiled hearth
and tiled back, picture rail to walls
RECEPTION ROOM TWO 14'11
"max x 12'6" (4.55m x 3.81m) Double
glazed patio doors to garden, central
heating radiator, picture rail to walls,
laminate wood flooring, door to under
stairs storage, feature wooden fire
surround with tiled back and hearth,
ceiling spot lights, door to KITCHEN
10'5" x 6'4" (3.18m x 1.93m) Double
glazed window to side elevation, one
and a half bowl stainless steel sink
unit with a range of matching wall and
base units with roll top work surfaces
over, built in stainless steel oven, hob
and extractor hood, plumbing for
washing machine, space for fridge
freezer, tiled floor, double glazed
door to garden, wall mounted central
heating boiler LANDING Central
heating radiator, hatch for loft access,
doors to BEDROOM ONE 14'0" x 11
'0" Double glazed bay window to front
elevation, central heating radiator,
picture rail to walls, open tiled
fireplace BEDROOM TWO 8'8" x 7'3"
(2.64m x 2.21m) Double glazed

windows to side and front elevations,
central heating radiator BEDROOM
THREE 8'7" x 8'1" Double glazed
window to rear elevation, central
heating radiator BATHROOM
Obscured double glazed window to
rear elevation, central heating
radiator, white suite comprising of
pedestal wash hand basin, low level
flush WC, bath with chrome shower,
fully tiled walls REAR GARDEN
Having decked patio area, area laid
to lawn, mature side borders

GENERAL INFORMATION

SERVICES central heating is
provided from a wall mounted boiler
FIXTURES AND FITTINGS only
those items mentioned in these
particulars are included in the sale.
Carpets and curtains may be
available by separate arrangement
with the vendors if required. TENURE

the property is freehold THE

PROPERTY MISDESCRIPTIONS

ACT 1991 The Agent has not tested
any apparatus, equipment, fixtures
and fittings or services and so cannot
verify that they are connected, in
working order or fit for the purpose.

The Agent has not checked legal
documents to verify the

Freehold/Leasehold status of the
property. The buyer is advised to
obtain verification from their Solicitor
or Surveyor. FREE VALUATION

FOR SALE If you are thinking of
selling, we would be pleased to carry
out a free valuation and market
appraisal of your property entirely
without obligation. Please contact us
to make the appropriate appointment.

LETTINGS If you would like to rent
your property out, or alternatively,
rent a property from us, contact our
Lettings Department on 0121 471

1105. MORTGAGE AND FINANCIAL
SERVICES We have reinforced our
independent position by choosing to

use First IF A Mortgage Advisers. They will be happy to discuss your mortgage requirements. Simple, impartial, personal service in a complex world - they have all lenders and life companies at their fingertips. First IF A Mortgages could save you time and more importantly, money. Loans are subject to status and survey. Minimum age is 18. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Written quotations are available on request. A mortgage indemnity policy may be required.

BASE INFORMATION:

Rooms : 5

Bed : 3

Bath : 1

CONVENIENCE: