

# Cottons

CHARTERED SURVEYORS

213 Causeway Green Road,, Oldbury,  
B68 8LQ

Offers in the Region Of  
£99,900



- Traditional Terrace Home
- Two Bedrooms
- First Floor Bathroom
- EPC Rating: D(55)
- Two Reception Rooms
- Rear Garden

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: sales@cottons.co.uk  
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A traditional terrace home requiring MODERNISATION in a convenient location in Oldbury on the outskirts of Birmingham. Making an ideal buy to let investment or first time purchase, the property comprises; front fore court, two reception rooms, kitchen, two bedrooms, first floor bathroom, rear side return with outbuildings and rear garden. Benefiting from uPVC double glazing. Offered with NO UPWARD CHAIN. EPC Rating: D(55)

**Property Tenure**  
Freehold

**Council Tax Band**  
A

## ACCOMMODATION

### Approach

Accessed via paved front fore court with uPVC double glazed entry door leading into...

**Living Room** 12' 8" into chimney breast recess x 11' 10" excluding bay (3.86m x 3.61m)

With a central heating radiator, uPVC double glazed window to front aspect, gas fire, gas meter, electric meter and fuse box.

### Inner Lobby

With under stairs storage cupboard.

**Dining Room** 12' 4" x 12' 7" into chimney breast recess (3.76m x 3.84m)

With a central heating radiator and uPVC double glazed window to rear aspect.

**Kitchen** 10' 0" maximum x 6' 9" (3.06m x 2.06m)

With re-fitted wall and base units incorporating roll top work surfaces, stainless steel sink and drainer, space for gas oven, washing machine and fridge freezer, uPVC single glazed window to side, and uPVC double glazed door leading into rear garden.

### Stairs and Landing

**Bedroom One** 12' 6" x 12' 5" into chimney breast recess (3.81m x 3.78m)

With a central heating radiator, over stairs storage cupboard, uPVC double glazed window to rear aspect and 'Vaillant' combination central heating boiler.

**Bedroom Two** 8' 10" x 8' 0" (2.7m x 2.43m)

With a central heating radiator and uPVC double glazed window to front aspect.

**Bathroom** 11' 11" x 7' 10" into chimney breast recess (3.62m x 2.38m)

With wash basin, bath, W.C, central heating radiator and obscured uPVC double glazed window to front.

### Rear Garden

With side return having brick built out buildings and gate leading to laid to lawn rear garden area.



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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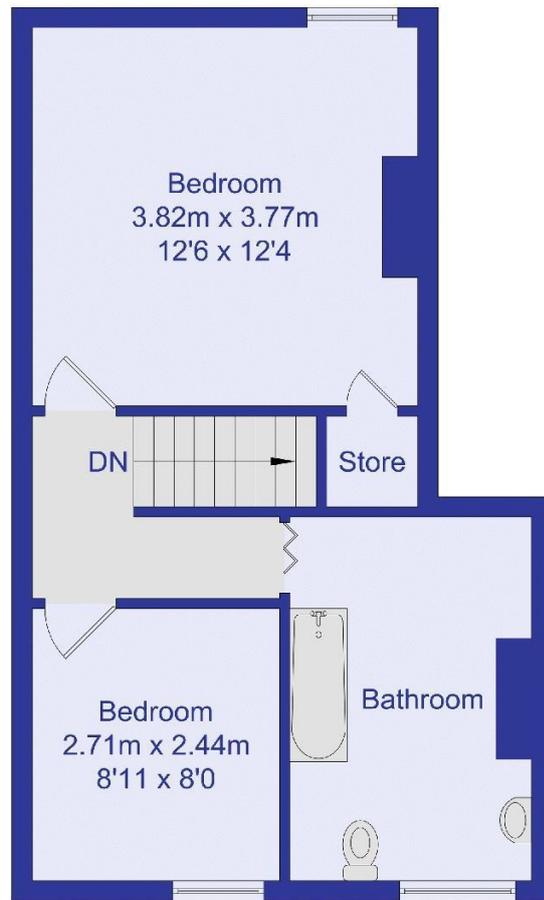
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Total floor area 75.56 sq. m. (813.32 sq. ft.) approx



**Ground Floor**

Floor area 39.37 sq. m. (423.77 sq. ft.) approx



**First Floor**

Floor area 36.19 sq. m. (389.54 sq. ft.) approx

**Cottons**  
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This plan is for illustration purposes only and may not be to scale or representative of the property.

