

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
cottons.co.uk

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.

Need a solution with a property matter? Cottons can assist;

Residential Sales	0121 247 4747 sales@cottons.co.uk
Auctions	0121 247 2233 auctions@cottons.co.uk
Property Management	0121 247 2030 property@cottons.co.uk
Landlords Property Insurance	0121 247 2030 insurance@cottons.co.uk

Residential Lettings	0121 247 2299 lettings@cottons.co.uk
Commercial Sales & Lettings	0121 247 4747 commercial@cottons.co.uk
Energy Performance Certificates	0121 247 2299 epc@cottons.co.uk
RICS Valuation Surveys	0121 247 4747 sales@cottons.co.uk

Cottons

CHARTERED SURVEYORS



Cottons Chartered Surveyors give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Cottons Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

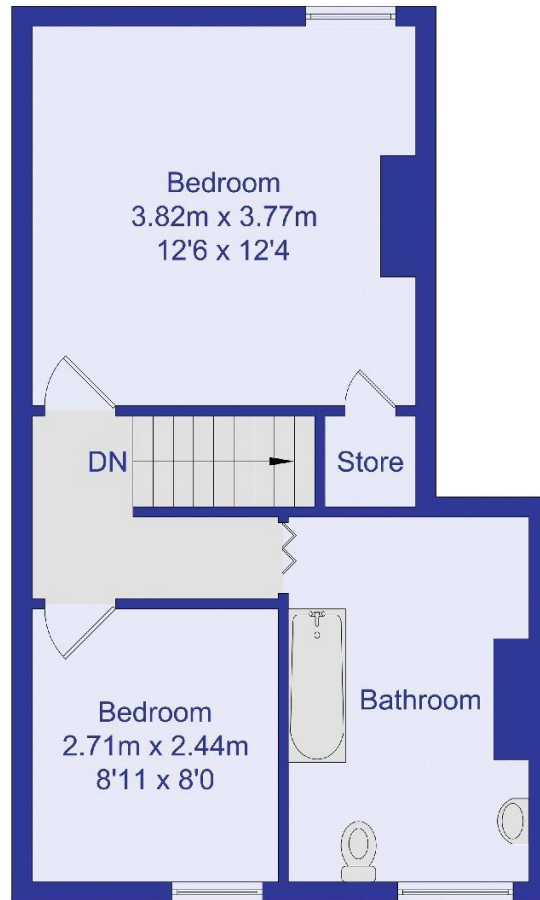
Cottons Chartered Surveyors have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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
CHARTERED SURVEYORS

0121 247 4747

359 - 361 Hagley Road, Edgbaston, Birmingham, West Midlands, B17 8DL

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



RICS™



nava | propertymark

PROTECTED

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



The Property Ombudsman