



56 Brennand Road, OLDBURY, B68 0SB

£195,000



A well maintained mid-terraced property offering good sized and deceptively spacious accommodation. EPC Rating D



An opportunity to acquire a mid-terraced property situated within a block of four, providing good sized family accommodation which has been well-maintained. Well located with schools close-by and good public transport services to Birmingham City Centre, Wolverhampton and Dudley from Wolverhampton Road, with bus stop available within short walking distance of the property within Brennand Road for community transport. Commuter links by rail are available at Rowley Regis Railway Station situated one and half miles from the property with free car parking. Local shopping facilities are available at the junction of Brennand Road and Perry Hill Road.

The property now being offered is constructed in brick construction with a well-pitched tiled roof, set back from the roadside behind a crazy paved foregarden and driveway with off-road parking for at least two vehicles (nose-to-tail).

The accommodation is entered via a uPVC part-double glazed entrance door with canopy over opening onto

Reception Hall

Built-in storage cupboard housing gas and electric service meters, understairs storage cupboard area, laminate flooring, central heating radiator. Connection doorway to

Lounge - 12'6 x 14'9 (3.81m x 4.50m) into three-sided double glazed bay

Modern light beech fire surround with marble effect inset and raised hearth on which is located an electric fire with stone basket, central heating radiator.

Kitchen - 10'7 x 9'2 (3.23m x 2.79m)

Light beech faced kitchen cupboards at ground and high level including drawer stack unit, electric cooker point, plumbing installed for automatic washing machine and under-counter provision for tumble drier. Gloss granite effect worktop surfaces with uprisers on two sides with tiled relief above, inset single drainer sink unit with mixer tap overlooking double glazed window to rear garden. Space for upright fridge/freezer. Part obscure double glazed door opening onto large rear garden. Connecting doorway to

Breakfast Room - 10'7 x 9'5 (3.23m x 2.87m)

Double glazed window, central heating radiator.

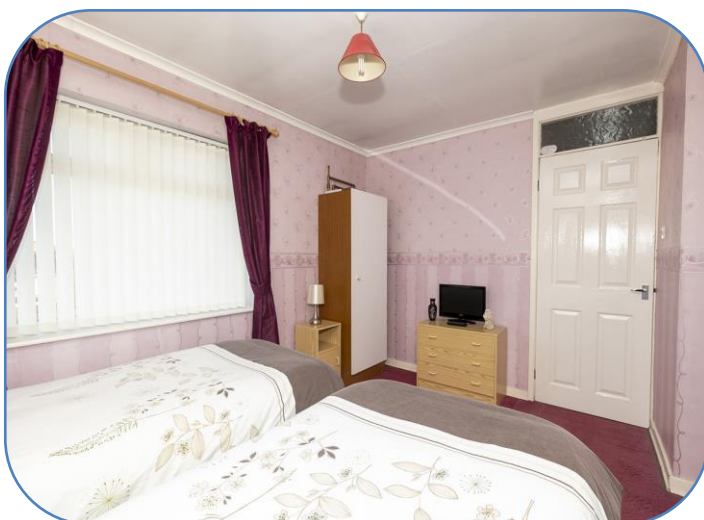
Staircase with handrail extending from Reception Hall into first floor landing with access to loft-space. Built-in storage cupboard with louvre facing door concealing hot water cylinder and cold water tank together with slatted shelf. British Gas central heating time clock controller.

Bedroom 1 (Front) - 13'0 x 12'5 (3.96m x 3.78m)

Double glazed window, central heating radiator, built-in storage cupboard containing fitted shelving.

Bedroom 2 (Rear) - 12'5 x 9'1 min (3.78m x 2.77m)

Double glazed window, central heating radiator, built-in oak melamine storage cupboard with single white opening door, with built-in shelves and British Gas 330+ central heating boiler.





Bedroom 3 (Front) - 8'11 x 8'3 (2.72m x 2.51m)

Double glazed window, central heating radiator and shelf above stairwell.

Bathroom - 6'3 x 5'9 (1.91m x 1.75m)

Full double width shower tray with built-in waste, wall-mounted Bristan electric shower unit with adjustable shower head mounted on wall rail, glass shower splashback screen with chrome wall mount and screen support. Pedestal wash-hand basin, close coupled W.C. and toilet cistern, walls covered in modern showerboard with light marble pattern. Obscure double glazed window to rear, central heating radiator.

Outside to Rear

Shared tunnel access with neighbouring property. Steps down from kitchen to slabbed patio area with detached brick-built building containing three storage areas and outside cold water tap. Step leading down to main garden area with stone chipped borders, central lawn area with decking area and stepping stone hexagonal pathway to the rear where there is situated a raised bed containing a Magnolia Tree.

Tenure

The Agents are advised that the property is **FREEHOLD** but they have not checked the legal documents to verify this. The buyer should obtain confirmation from their Solicitor or Surveyor.

Fixtures & Fittings

Excluded from the sale unless referred to herein.


Services & Appliances

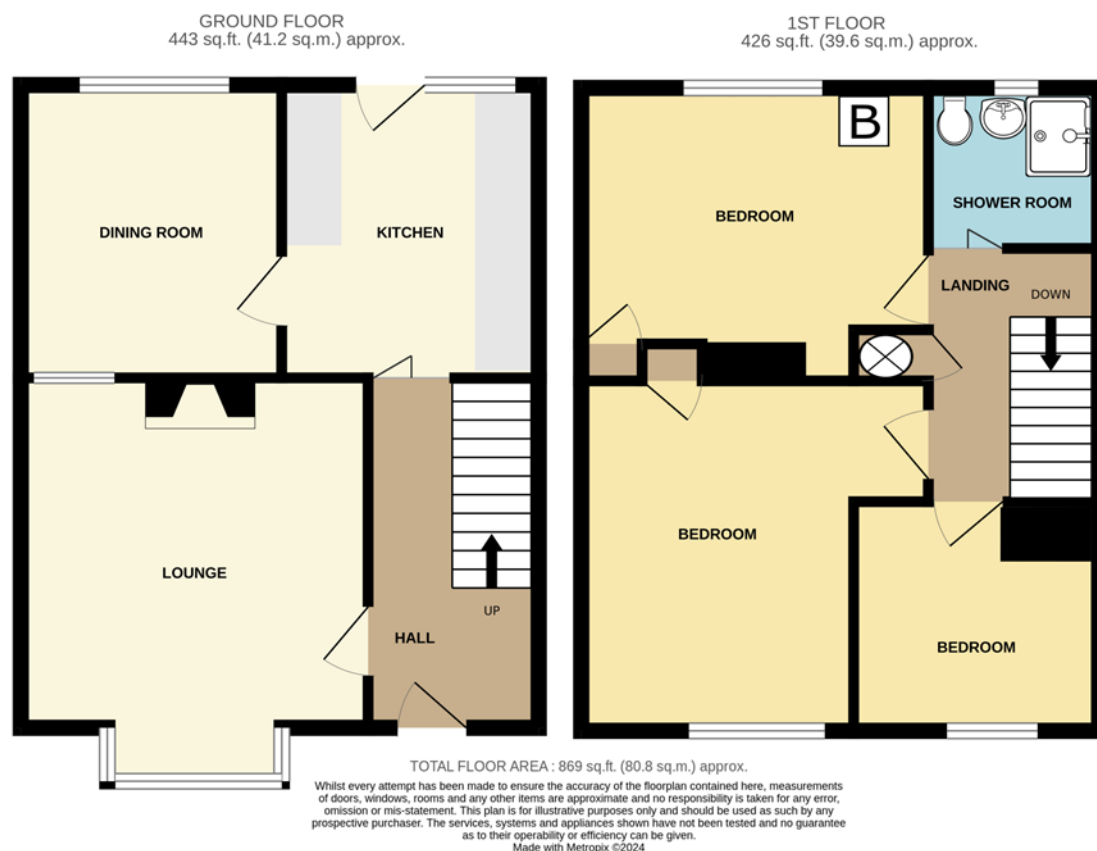
The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for the purpose. The buyer should obtain confirmation from the solicitor or surveyor.

Vacant possession upon completion.

Viewing

By arrangement with the Selling Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



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