

ARKADE

PROPERTY



23 Leahouse Road
Oldbury, B68 8PD

Asking Price Of £220,000

Property Features

- 3 bedrooms
- No upward chain
- Semi-detached
- 2 bathrooms
- Kitchen
- Double glazed
- 2 living rooms
- Driveway
- Garden

Full Description

This is an excellent opportunity to purchase a 3 bedroom, semi-detached house in Oldbury. Located in a great area and with serious potential this property won't be around for long. It consists of 3 bedrooms, 2 bathrooms, 2 living rooms and a rear garden and a front driveway.

PORCH AND HALLWAY

Entry to the property is up the driveway with ample parking for 3 or more cars. There is a porch with tiled flooring and double glazed front door and surround. Once into the house there is a hallway with wood effect laminate flooring, a radiator and under stairs storage. There are doors leading to the living spaces and the kitchen.

FRONT LIVING ROOM

13' 11" x 10' 0" (4.26m x 3.05m)

The front living room has carpeted flooring, a double glazed bay window, a radiator and a ceiling light.

REAR LIVING ROOM

14' 7" x 9' 11" (4.46m x 3.04m)

The rear living space has wood effect laminate flooring, a double glazed sliding door providing entry into the garden, a gas fire place, three wall sockets and a radiator.

KITCHEN

11' 9" x 7' 5" (3.59m x 2.27m)

The kitchen has tiled flooring, white base and wall units incorporating the sink and draining board. There is also a double glazed window, the Worcester boiler and six wall sockets. From the kitchen there is a small hall leading to both the bathroom and the garden.



BATHROOM

7' 4" x 4' 5" (2.26m x 1.37m)

The downstairs bathroom has lino flooring, tiled walls, mounted sink and a fitted shower. There is a frosted double glazed window, a ceiling light and an extractor.



GARDEN

The rear garden is part paved and part turfed. There is a gate for entry alongside the house and fenced surrounds. There is also a shed built in the rear of the garden.

STAIRS AND LANDING

The stairs and landing have carpeted flooring, a frosted double glazed window and provide access to the loft, bedrooms and bathroom.

BATHROOM

8' 9" x 5' 5" (2.69m x 1.66m)

The main bathroom has carpeted flooring, tiled walls, a frosted double glazed window, a fitted bath tub with wall mounted shower and a basin.



REAR BEDROOM

14' 7" x 10' 0" (4.45m x 3.06m)

The rear bedroom has carpeted flooring, ceiling light, double glazed window and a radiator.



FRONT BEDROOM

14' 0" x 9' 11" (4.27m x 3.03m)

The front bedroom has carpeted flooring, a double glazed bay window, a radiator and a ceiling light.

THIRD BEDROOM

8' 0" x 5' 6" (2.45m x 1.68m)

The third (and smallest) bedroom has a double glazed window and a ceiling light.



Tenure

The property is freehold. This information must be verified by the solicitor.

Services

Mains electricity, gas, drainage and water are connected to the property. These have not been tested so no guarantee can be given that they are in working order.

Fixtures and fittings

Fixtures, fittings and appliances referred to have not been tested so no guarantee can be made that these are in working order.

Only those items mentioned in the sales particulars are included in the sale. All others are specifically excluded.

DETAILS AND INFORMATION

Misrepresentation Act 1967. These details are prepared as a general guide only and must not be relied on as a basis to enter legal binding obligations. A prospective purchaser should rely upon his/her own inspection, surveyor and/or solicitor before any expenditure or legal commitment. If a prospective purchaser does wish to rely upon these particulars Arkade Property would be happy to provide specific written verification. Verbal representation will be made in good faith but cannot be relied upon. Subjective comments in these particulars are the opinion of Arkade Property only.

Arkade Property has not tested any apparatus, equipment, fixtures, fittings or services and do not warrant that they are in good working order. The prospective purchaser's solicitor must ensure that these are owned by the seller and not subject to hire purchase or other conditional sale agreement.

Arkade Property has not checked legal documentation and the solicitor should verify the tenure of the property and all restrictive and other covenants. Measurements and distances are approximate and for guidance only. Where dimensions are given for irregular shaped rooms, only MAXIMUM dimensions are given.

Arkade Property would be happy to carry out a free valuation and selling appraisal of your property without obligation

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