



16 Albion Street, OLDBURY, B69 3EZ

£600 pcm

Deposit £690



Well presented, recently decorated and deceptively spacious three bedroomed first floor flat offering excellent long-term let potential. EPC Rating C



Spacious modern first floor flat situated in a popular residential location. Within walking distance of Oldbury Town Centre, public transport services running along Dudley Road east providing access to Oldbury, Dudley, Birmingham and other surrounding areas. Sandwell & Dudley Railway Station is also close by providing links to Birmingham New Street, London Euston plus northern areas.

Warranting full internal inspection to appreciate the size of the accommodation mostly redecorated by the Landlord, with gas central heating and double glazing.

Standing setback from the roadside behind a foregarden enclosed by a fence. The internal accommodation is approached by means of a uPVC double glazed entrance door to

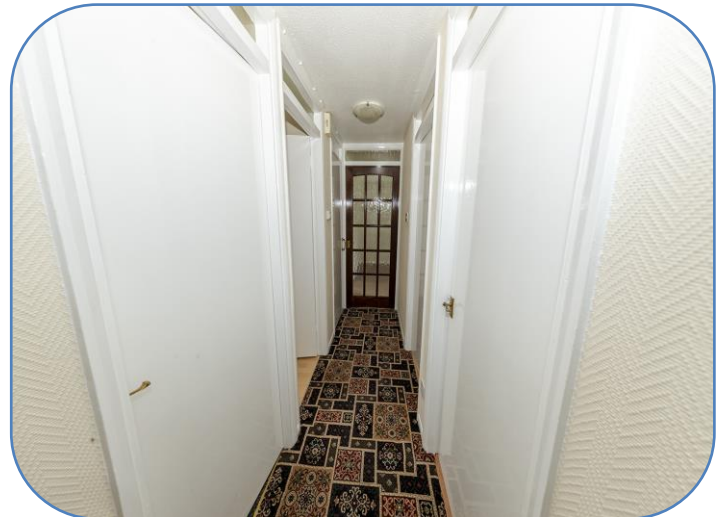
Entrance Hall

Cupboard housing gas and electric meter and cold water tap.

Staircase to first floor landing with central heating radiator, hatch to loft space and from which radiate:-

Lounge - 10'8 x 15'4 (3.25m x 4.67m)

Wooden fireplace surround mounted on contrast brick chimney breast, marble hearth on which stands an electric fire. Coving, stippled ceiling, two wall lights, central heating radiator and double glazed window to rear.



Kitchen - 10'9 x 7'9 (3.28m x 2.36m)

Base units and wall cupboards in a white finish with contrasting black melamine work surfaces providing "L" shaped worktop, base unit, four tier drawers, Tricity Bendix gas cooker with extractor canopy and corner base unit. Appliance space, inset stainless steel 1.5 bowl sink with mixer tap and double base unit. A range of eye level wall cupboards. Further worktop, two base units and appliance space for a fridge freezer. High level double wall cupboard and display cabinet. Wall mounted "Ideal Icos" boiler, tiled surround to the working surfaces, vinyl floor covering, central heating radiator and double glazed window to front.



Bedroom 1 (Rear) - 9'9 x 12'1 (2.97m x 3.68m)

Laminate floor covering, central heating radiator, stippled ceiling, coving and double glazed window.

Bedroom 2 (Rear) - 12'0 x 6'3 (3.66m x 1.91m)

Laminate floor covering, stippled ceiling with ceiling rose, coving, central heating radiator and double glazed window.

Bedroom 3 (Front) - 7'10 x 6'0 (2.3m x 1.83m)

Built-in storage cupboard, central heating radiator, stippled ceiling and double glazed window.





Bathroom - 6'8 x 7'10 max (2.03m x 2.39m max)

White suite providing panelled bath in full height tiling with Aqua Sprint electric shower, vanity wash hand basin with tiled splash and back to wall W.C. Vinyl floor covering, stippled ceiling, coving, central heating radiator, obscure double glazed window.

Externally

Communal gardens at rear and residents parking.

Fixtures & Fittings

Not included within the Tenancy unless referred to herein.

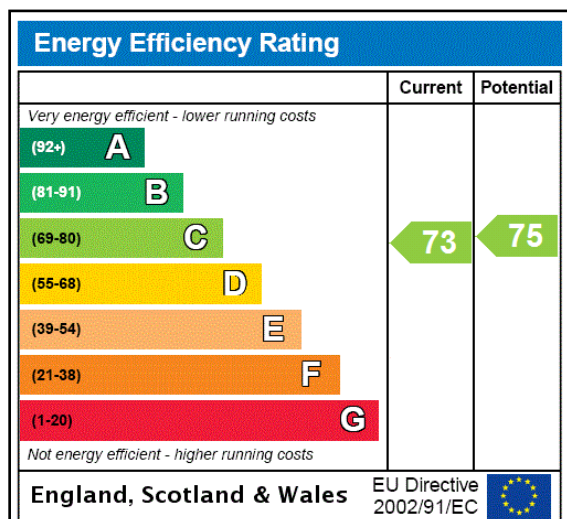
Immigration Act 2014

We are now required by Law to check the Immigration Status of ALL applicants for our rented properties including UK and EEC born.

Viewing

By arrangement with the Letting Agent





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