

**FOR SALE**



## **Oberon Grove, Wednesbury**

**3 Bedrooms, 2 Bathroom, Town House**

**£170,000**





- Modern Townhouse
- Three Bedrooms
- Three Storeys
- Lounge and Dining Kitchen
- Downstairs Cloakroom
- Ensuite and Family Bathroom
- Leasehold

Martin & Co are pleased to offer for sale this modern three bedroom, three storey townhouse in a much sought after development within Wednesbury. The location affords an easy commute into both Wolverhampton and Walsall, as well as giving great access to the wider road network via the nearby Junction 10 of the M6.

Accommodation comprises entrance hall, lounge, dining kitchen, downstairs cloakroom, three bedrooms, master ensuite with dressing area and a family bathroom. Further benefits include double glazing, gas central heating, off road parking and front and rear gardens. The property is leasehold with a 999 year lease from 27<sup>th</sup> October 2006. Call 0121 321 6090 to book a viewing.

HALL With door to;

LOUNGE 15' 8" x 10' 3" (4.78m x 3.12m) With central heating radiator, double glazed window to the front and door to;

DINING KITCHEN 13' 7" max 9'1" min x 12' 5" max 7'8" min (4.14m x 3.78m) Having a range of eye and base level units with worksurface over incorporating one and a half bowl single drainer sink unit, tiled splashbacks, tiled floor, central heating radiator, double glazed window to the rear and doors of to;

GUEST CLOAKROOM With low flush w.c, wash hand basin, central heating radiator and tiled floor.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**LOBBY** With double glazed window to the rear, part frosted double glazed door to the rear, central heating radiator, tiled floor and stairs rising to the first floor.

**FIRST FLOOR LANDING** With stairs rising to the second floor, central heating radiator, double glazed window to rear, built-in cupboard and door off to;

**MASTER BEDROOM** 15' 6" x 11' 10" max 10'9" min (4.72m x 3.61m) Having two central heating radiators, two double glazed windows to the front and archway to dressing area with two built-in wardrobes and door off to;

**MASTER ENSUITE** With suite comprising bath, shower cubicle, low flush w.c, pedestal wash hand basin, tiled splashbacks and frosted double glazed window to the rear.

**SECOND FLOOR LANDING** With door to bathroom and doors off to;

**BEDROOM THREE** 9' 1" x 6' 9" (2.77m x 2.06m) With central heating radiator and double glazed window to the front.

**BEDROOM TWO** 12' 4" x 8' 5" (3.76m x 2.57m) With central heating radiator, double glazed window to the

front and door off to;

**FAMILY BATHROOM** Having a suite comprising bath, shower cubicle, pedestal wash hand basin, low flush w.c, tiled splashbacks, central heating radiator, built-in cupboard and double glazed skylight to the rear.

**FRONT** Having a lawned garden flanked by driveway giving off road parking.

**REAR** Having a lawned garden to the rear.

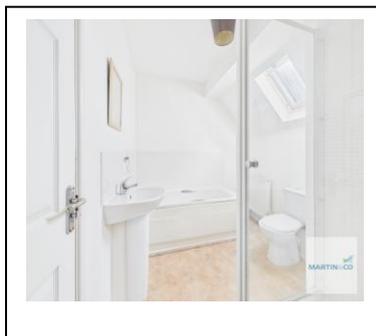
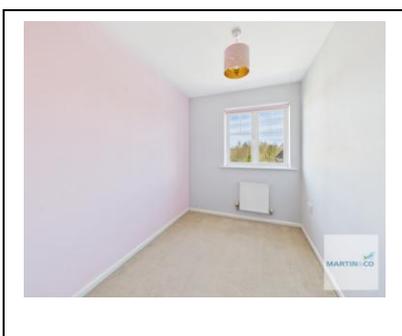
**COUNCIL TAX BAND - B**

**FIXTURES AND FITTINGS** as per sales brochure.

**TENURE**

Martin and Co has been informed that the property is leasehold with a 999 year lease from 26<sup>th</sup> October 2006. Service Charge is currently £68.76 per six months and may be subject to review. The Ground Rent is currently approximately £100 per annum and may be subject to review. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





This plan is for illustrative purposes only and may not be to scale.  
Plan produced using PlanUp.

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**Accuracy:** 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has 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.

