



32 Woodgreen Road  
Oldbury,

West Midlands B68 0DF

*Offers In The Region Of £350,000*

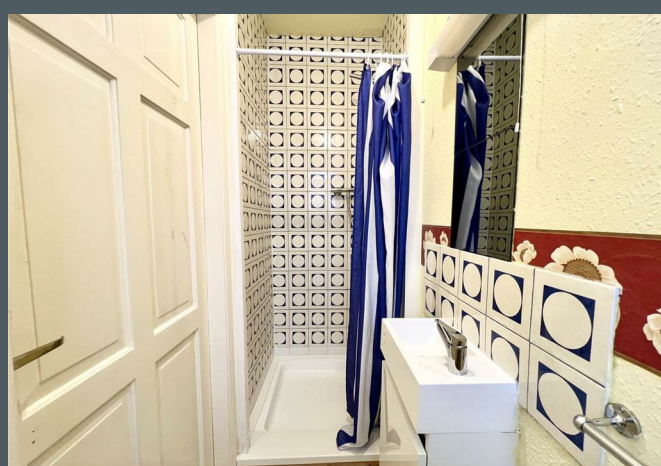
*...doing things differently*



Offered for sale with no onward chain. This spacious three bed detached bungalow offers great living flexibility for the next owners. Woodgreen Road is well placed for good transport links and close to local shops and amenities.

The layout in brief comprises of entrance porch, hallway with store cupboard and stairs leading to top floor, generous front bedroom with access to en-suite shower room, front reception room/bedroom two, third bedroom, house wet room, a spacious kitchen/diner with side access, and across the rear of the property is a large lounge. Heading upstairs are two loft rooms that offer flexible accommodation and storage into the eaves. Externally is ample off road parking over the in and out driveway with garage access. At the rear of the property is a well proportioned garden with large paved seating area and decking with steps leading down to the lawn. AF 14/5/24 V1 EPC=D







### **Approach**

Via in and out drive, crazy paved driveway with parking for 4/5 cars leading to electric roller door on one side and side door leading back to rear garden, concrete steps leading to double glazed lead lined patio door.

### **Entrance porch**

Double glazed window to side, ceiling light points, wood effect laminate flooring electric heater.

### **Entrance hall**

Double glazed front door with glazed inserts, central ceiling lights, decorative coving, central heating radiator, stairs to first floor accommodation, storage cupboard, wood effect laminate flooring.

### **Sitting room 15'5" x 11'9" (4.7 x 3.6)**

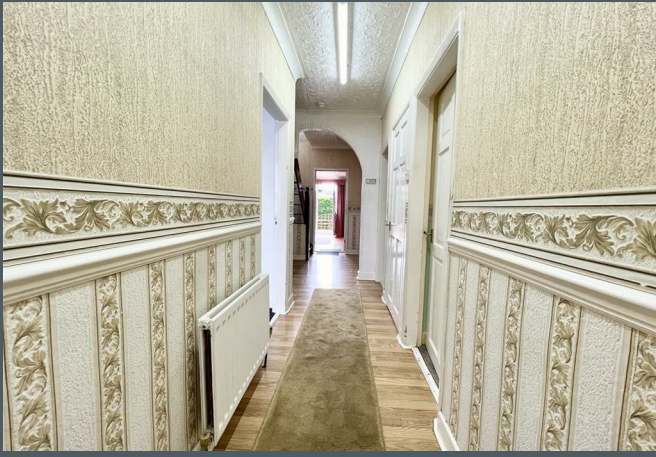
Ceiling light point with ceiling rose, wall lights, decorative coving, double glazed window to front, two central heating radiators, fireplace for electric fire.

### **Bedroom one 11'9" into wardrobe x 12'5" min 15'1" into bay (3.6 into wardrobe x 3.8 min 4.6 into bay )**

Bay double glazed window, ceiling light, decorative coving, built in wardrobes, central heating radiator, access to en-suite shower room.

### **En-suite shower room**

Double glazed window to side, ceiling light point, shower cubicle with tiled surround, wash hand basin with storage, low level w.c.







**Bedroom two 12'1" x 10'9" (3.7 x 3.3)**

Double glazed window to side, ceiling light point, decorative coving, recess for bed with wardrobes either side, central heating radiator.

**Ground floor wet room**

Double glazed window to side, ceiling light point, tiled walls with splash panels, extractor, wall mounted heater, heated towel radiator, low level w.c., wash hand basin with cabinet beneath, storage cupboard with tiled flooring.

**Kitchen 11'9" x 16'4" (3.6 x 5.0)**

Double glazed window to rear, ceiling light points, decorative wood beams, range of wall and base units with breakfast bar, marble effect work top, space for washer and dryer, induction hob, extractor, electric oven, tiled splashbacks surround work surfaces area, additional wall and base unit with matching work tops in dining area, central heating radiator, tiled flooring, Worcester Bosch boiler, double glazed door to side.

**Second reception room 19'4" x 12'5" (5.9 x 3.8)**

Double glazed window to rear, double glazed door to rear, ceiling light point, ceiling rose, decorative coving, feature electric fireplace, picture rail, central heating radiator, wood effect laminate flooring.

**First floor landing**

Having ceiling light point, access to loft room

**Loft room 12'5" x 12'5" (3.8 x 3.8)**

Velux window, ceiling light point, built in wardrobes and drawers, additional storage to corner of room going into the eaves.

**Second loft room 7'2" x 12'5" (2.2 x 3.8)**

Velux window to rear, ceiling light point, central heating radiator.

**Entry way**

Door to front, external tap, storage section, potential storage space and access back the back of the house and kitchen.



### **Rear garden**

South facing garden with patio seating area leading to raised decking with steps down to further patio area providing access to rear of the garage, lawned area with raised bed and hedge boundaries.

### **Garage 8'2" max 6'10" min x 13'9" (2.5 max 2.1 min x 4.2)**

To the rear is the garage which is open and has the roller door to front, access to rear.

### **Tenure**

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

### **Council Tax Banding**

Tax Band is D

### **Money Laundering Regulations**

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

### **Referral Fees**

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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