



7 Bristam Close
Oldbury,
West Midlands B69 2JP
Offers In Excess Of £200,000

...doing things differently



A very well presented two bedroomed semi detached property situated in a quiet cul de sac location with access to great transport links, ideal for first time buyers. The property comprises of having two off road car parking spaces, side gate access to rear, reception room, kitchen/diner, two double bedrooms, and family bathroom. Contact the office on 0121 550 5400 to arrange your viewing, this is one not to miss! JE V1 05/07/2024 EPC=C







Location

The property is situated Oldbury giving easy access to Birmingham City Centre. The range of amenities close by include shops and supermarkets. There are excellent transport links to the surrounding areas including the M5 motorway network. For families there are schools of great repute at both primary and secondary levels and there are popular leisure facilities close by making this an ideal family location.

Approach

Via shared driveway access, two allocated car parking space, side gate access to rear, stone chipping front area, door with glazed insert into reception room.

Reception room 15'8" max 13'1" min x 12'1" max 7'6" min (4.8 max 4.0 min x 3.7 max 2.3 min)

Double glazed window to front, central heating radiator, stairs to first floor accommodation, double opening doors to storage cupboard, further door to under stairs storage.

Kitchen diner 10'5" x 11'9" (3.2 x 3.6)

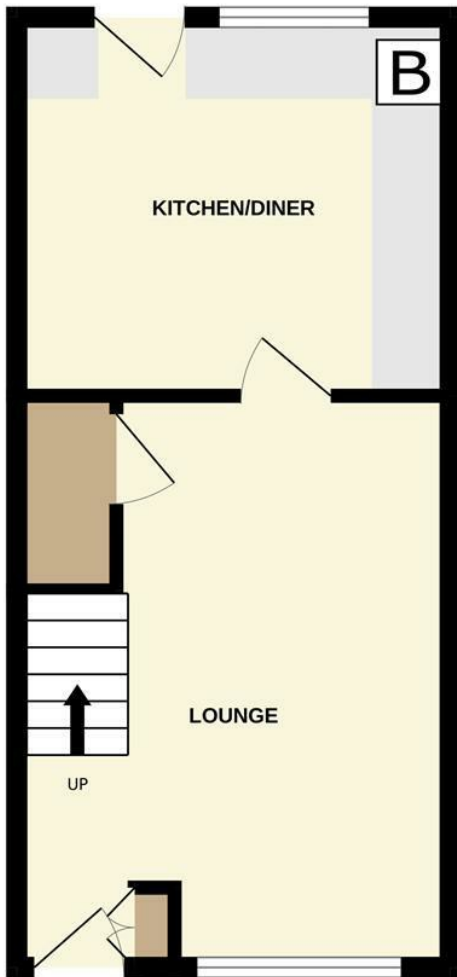
Double glazed window to rear, double glazed door to rear, central heating radiator, tiled floor, range of matching wall and base units, complementary roll top surfaces over, tiled splashbacks, stainless steel sink, drainer and mixer tap, integrated oven, four ring gas hob, extractor fan over, plumbing for washing machine, central heating boiler, space for fridge freezer.

First floor landing

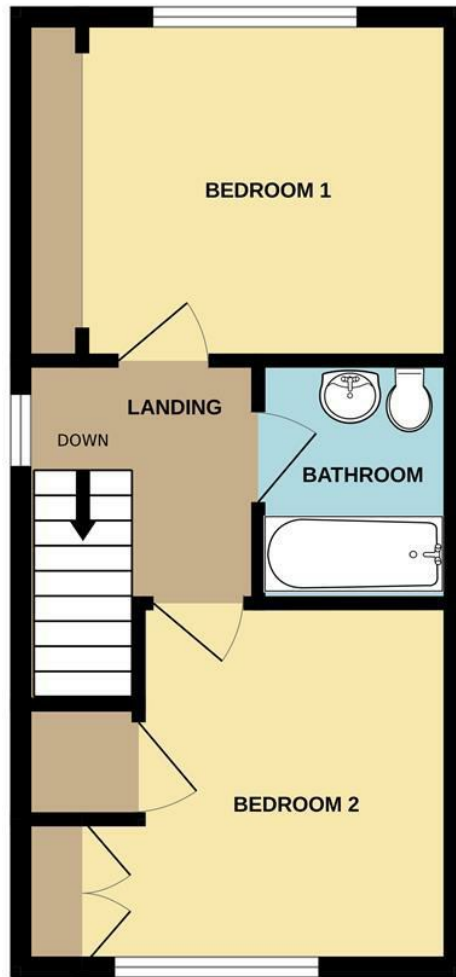
Double glazed window to side, access to loft.



GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Bedroom one 9'6" x 12'1" including wardrobes (2.9 x 3.7 including wardrobes)

Spotlights to ceiling, double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom two 10'2" x 12'1" max 8'6" min (3.1 x 3.7 max 2.6 min)

Double glazed window to front, central heating radiator, double opening doors to fitted wardrobes, door to shelved storage cupboard.

Bathroom

Stainless steel towel radiator, tiled walls, low level flush w.c., wash hand basin vanity unit, storage cupboard beneath and mixer tap, panelled bath with mixer tap and shower had over.

Rear garden

Decking patio area, shed. lawn area, various plant beds and mature shrubbery, fence panel boundaries.

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 B

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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

**LexAllan
Grove**

local knowledge exceptional service