



**1 Johnsons Grove, Oldbury, B68 0DU**  
**Offers In The Region Of £295,000**

A fantastic opportunity to purchase this very well presented two bedroom DETACHED bungalow with front and rear gardens and garage.

This wonderful bungalow has gas central heating, double glazing and briefly comprises: porch, entrance hall with cloaks cupboard, spacious lounge with patio doors leading to the garden, well appointed kitchen, two bedrooms and a lovely shower room.

The property stands on a lovely large plot with front and rear gardens and a garage with driveway parking situated at the rear of the property. EPC: C // Council Tax Band: D (Sandwell)

## The Property

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## Location

The property is situated at the head of this lovely cul de sac on a good sized plot. The centres of Oldbury, Harborne and Quinton are all close by with plenty of shops and amenities. Junction 3 of the M5 is only a short distance to the property giving access to the general motorway network.

## Porch

Door to entrance hall.

## Entrance Hall

Store/cloaks cupboard. Door leads to the lounge.

## Lounge 11'6" x 16'4" (3.52m x 5.00m)

Spacious lounge with feature gas fireplace and patio doors leading to the garden.

## kitchen 7'8" x 12'9" (2.34m x 3.90m)

A lovely kitchen featuring a range of eye and low level units incorporating: stainless steel sink and drainer, integrated gas hob with extractor over and integrated electric oven beneath. Space and plumbing for a washing machine, dishwasher and space for a fridge freezer. Vaillant boiler (Vendor informs us fitted 2022) Window overlooking the rear garden and door to the side.

## Rear Inner Lobby

Airing cupboard.

## Bedroom One 10'0" x 11'8" (3.07m x 3.56m)

Fitted wardrobes. Window to the front.

## Bedroom Two 9'3" x 8'2" (2.82m x 2.51m)

Window to the front.

## Shower Room 5'6" x 6'6" (1.68m x 1.99m)

A three piece suite comprising: corner shower cubicle, vanity unit wash hand basin and low level WC. Window to the side. Fully tiled walls and tiled flooring.

## Garage

Garage situated to the rear of the property with up and over door to the front, power and light. Side access door leads into the rear garden.

## Outside

Front: Garden laid mainly to lawn with planted borders.

Side: Tarmacadam area

Rear: A lovely fully enclosed rear garden laid to lawn with patio seating area and planted borders. Gate leads to the driveway where off road parking is available in front of the garage. Side access door leads into the garage.

## Tenure

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

## Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

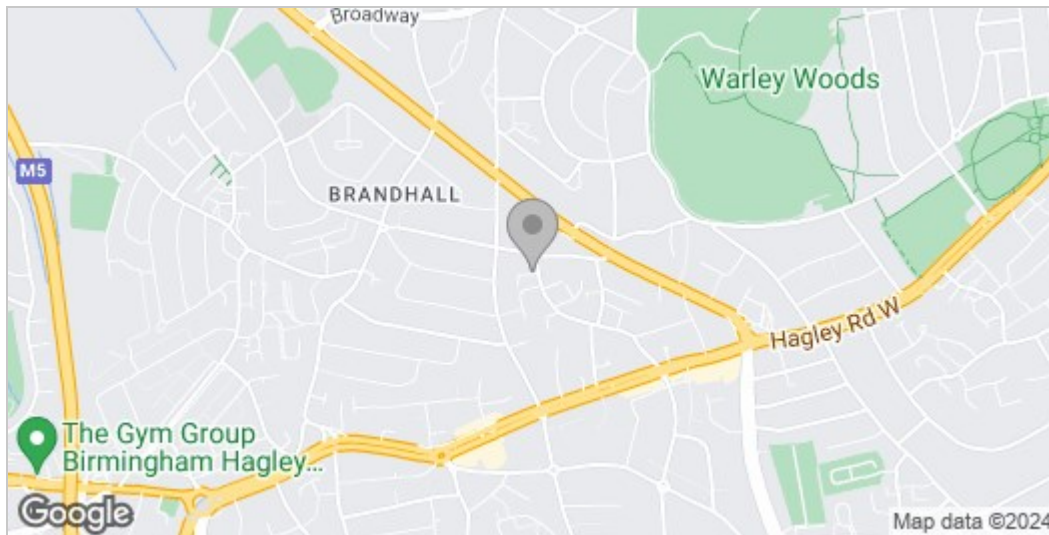


# Floor Plan

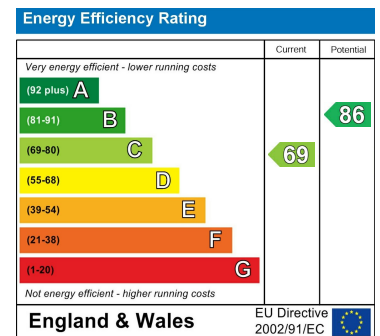
Ground Floor



# Area Map



# Energy Efficiency Graph



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