



Bloore King & Kavanagh

Sales & Lettings



35 Wilson Road
Oldbury, B68 9JN

Offers In The Region Of £299,950

The Property

A wonderful opportunity to purchase this very well presented THREE BEDROOM semi detached property in a great location on the outskirts of Oldbury/Quinton and close to Warley Woods.

This lovely family home has gas central heating, double glazing and briefly comprises: porch, entrance hall, kitchen, utility, lounge, dining room, conservatory, WC, three bedrooms, family bathroom and store room (ex garage)

To the front is a garden laid to lawn with block paved driveway and to the rear is a beautiful fully enclosed garden laid to lawn with large patio seating area.

EPC: D // Council Tax Band: C

Location

The property is in a great location on the outskirts of Oldbury and Quinton and close to local amenities. There are excellent transport links with Birmingham City within easy reach. Warley Woods is close by and there is easy access to the motorway network with Junction three of the M5 only minutes away by car.

Approach

The property is approached over a block paved driveway with lawned garden to the side.

Porch

Open porch with door leading into the entrance hall.

Entrance Hall

Stairs rise to the first floor. Understairs cupboard. Laminate flooring.

Kitchen

1.68m x 3.57m (5'6" x 11'8")

A lovely fitted 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. Window to the rear overlooking the garden. Space for a fridge freezer and door leads to the utility room.

Utility Room

1.89m x 3.84m (6'2" x 12'7")

A useful utility room with base unit and worktop with stainless steel sink and drainer. Space and plumbing for a washing machine and and dryer. Door leads to the rear garden. Window to rear.

WC

WC and corner wash hand basin.

Lounge

3.08m x 3.68m (10'1" x 12'0")

Bay window to the front.

Dining Room

3.22m x 4.62m (10'6" x 15'1")

Measured at widest point - narrows to 2.62m

Patio door leads to the conservatory. Feature fireplace with gas fire (by separate negotiation)

Conservatory

3.15m x 3.16m (10'4" x 10'4")

Double french doors lead to the conservatory. Tiled flooring.

Landing

Window to the side. Access to the loft space.

Bedroom One

3.11m x 3.96m (10'2" x 12'11")

Bay window to the front.



Bedroom Two

3.18m x 3.38m (10'5" x 11'1")

Window to the rear.

Bedroom Three

1.74m x 2.28m (5'8" x 7'5")

Window to the rear.

Family Bathroom

1.75m x 1.74m (5'8" x 5'8")

A three piece suite comprising: panelled bath with shower over, low level WC and vanity unit wash hand basin. Laminate floor. Window to the front. Fully tiled walls.

Store (ex garage)

1.89m x 3.32m (6'2" x 10'10")

Useful storage with door to the utility. Double doors to the front.

Rear Garden

A beautifully landscaped rear garden laid mainly to lawn with a large patio seating area.

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.

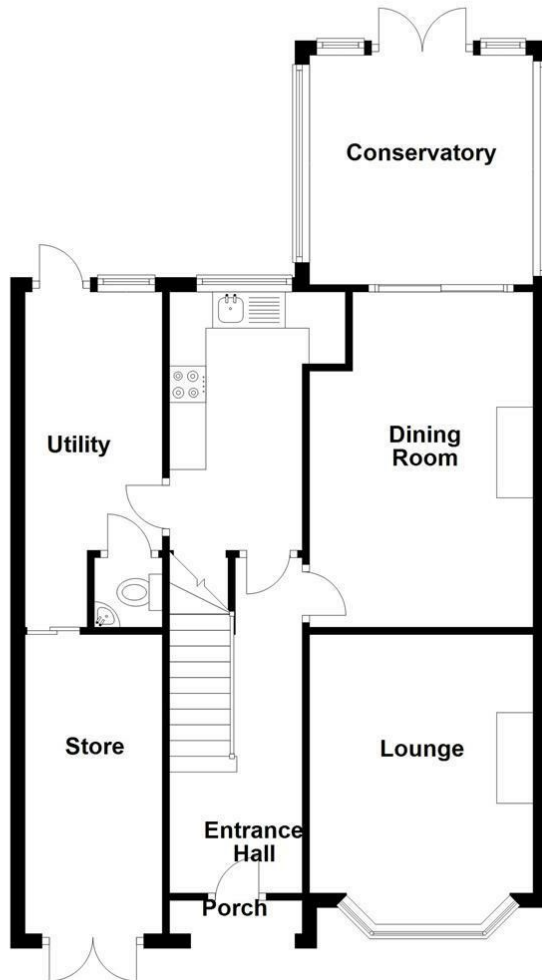
However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification 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.

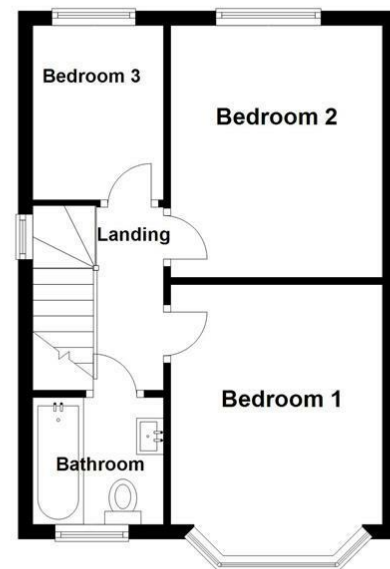
Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It 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.



Ground Floor



First Floor



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