



Bloore King & Kavanagh

Sales & Lettings



2 Johnsons Grove
Oldbury, B68 0DU

Asking Price £284,500

Situated in a wonderful cul de sac location is this beautifully presented two bedroom bungalow with a good size low maintenance garden, driveway parking for two cars and garage.

This lovely property features double glazing, gas central heating and briefly comprises: porch, entrance hall, WC, fitted kitchen, spacious lounge, two good size bedrooms, full width conservatory, shower room and garage.

To the front is a driveway providing off road parking for two cars and a lovely front garden. To the rear is a beautifully landscaped low maintenance garden with patio seating area and side access.

EPC: D // Council Tax: D (Sandwell)

Location

The property is situated in a lovely cul de sac position in Johnsons Grove. 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.

Frontage

The property is approached over a tarmac driveway providing off road parking for two cars and a lovely garden laid to lawn with planting. Gated access leads to the rear garden.

Porch

A lovely welcoming porch with tiled flooring door leading to the entrance hall.

Entrance Hall

Doors to WC, kitchen and lounge.

Separate WC

With low level WC and corner wash hand basin. Window to the front.

Kitchen

2.95m x 2.26m (9'8" x 7'4")

A lovely range of eye and low level units featuring gorgeous granite worktops and incorporating: Belfast sink and drainer, integrated gas hob with extractor over and integrated electric oven beneath. Integrated fridge freezer, space and plumbing for a washing machine and Worcester boiler. Window to the side and tiled flooring.

Lounge

4.93m x 3.18m (16'2" x 10'5")

A spacious lounge with gas fire and feature surround. Bow window to the front.

Bedroom One

3.56 x 2.87m (11'8" x 9'4")

A good size double bedroom with wardrobe and sliding doors lead to the conservatory.

Conservatory

5.2m x 2.67m (17'0" x 8'9")

A lovely addition to the property is this full width conservatory with apex roof. Tiled flooring and ariel point, ceiling fan and dimmer lights all feature. Double french door lead to the garden.



Bedroom Two

2.57m x 2.41m (8'5" x 7'10")

Window to the conservatory.

Shower Room

1.93m x 1.63m (6'3" x 5'4")

Wet room with newly fitted non slip flooring, shower, pedestal wash hand basin and low level WC. Chrome heated towel rail and window to the side.

Garage

2.55m x 4.69m (8'4" x 15'4")

A useful garage with up and over door to the front, light and power.

Rear garden

To the rear of the property is a good size landscaped low maintenance garden with sunken patio seating area, artificial grass and attractive gravelled areas. Gated side access leading to the front.

Tenure and Important Information

We are advised by the vendor that the property is freehold.

Title number WM512954 contains certain covenants on the charges register.

More information is available from the sales office on 0121 550 4151

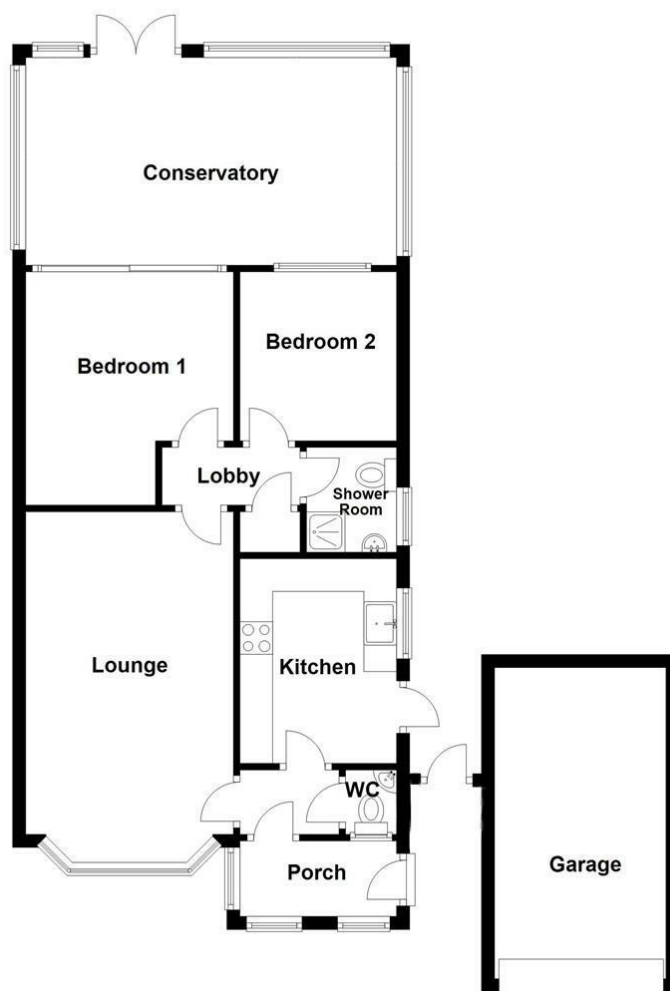
Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property or any charges or restrictive covenants pertaining to the property. A buyer or interested party is advised to obtain verification from their solicitor or surveyor.

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



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