



75 Warley Road, Oldbury, B68 9TA
Offers In The Region Of £235,000

A spacious three bedroom semi detached family home, briefly comprising: entrance hall, downstairs cloakroom, lounge with patio doors to the garden, dining room, breakfast kitchen, landing, three bedrooms and a family shower room.

To the front of the property is off road parking and to the rear the garden is laid to lawn with patio area.

EPC - D / Council Tax B: Sandwell.

Property Description

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Entrance Hall 8'9" x 7'6" at widest point (2.67m x 2.29m at widest point)

Window to front and understairs cupboard

Cloakroom 7'0" x 2'10" (2.15m x 0.88m)

Two piece suite comprising: Low level WC and vanity hand basin.

Lounge 13'4" x 11'9" at widest point (4.08m x 3.59m at widest point)

Electric fire and wooden surround. Patio doors to garden.

Dining Room 9'10" x 11'9" (3.01m x 3.59m)

Window to front. Sliding door to Lounge. Dado rail.

Kitchen Breakfast Room 9'11" x 10'2" (3.04m x 3.12m)

Window and door to rear. Good range of eye and low level units incorporating: 1 1/2 bowl sink and drainer, integrated dishwasher, space for a cooker with extractor over, space and plumbing for a washing machine and space for a fridge freezer.

Landing

Access to loft space. Built in cupboard housing boiler and additional storage cupboard.

Bedroom One 13'4"x x 9'10" at widest point (4.08m x 3.01m at widest point)

Window to rear and extensive range of fitted wardrobes and storage.

Bedroom Two 9'10" x 11'8" (3m x 3.58m)

Window to front.

Bedroom Three 6'3" x 10'3" (1.93m x 3.14)

Window to rear.

Shower Room 7'0" x 6'6" (2.15m x 2m)

Window to side. Three piece suite comprising; double shower cubicle with electric shower, vanity unit wash hand basin and low level WC.

Outside

FRONT: Black paved parking area.

REAR: Laid to lawn with patio area and wooden shed.

Freehold

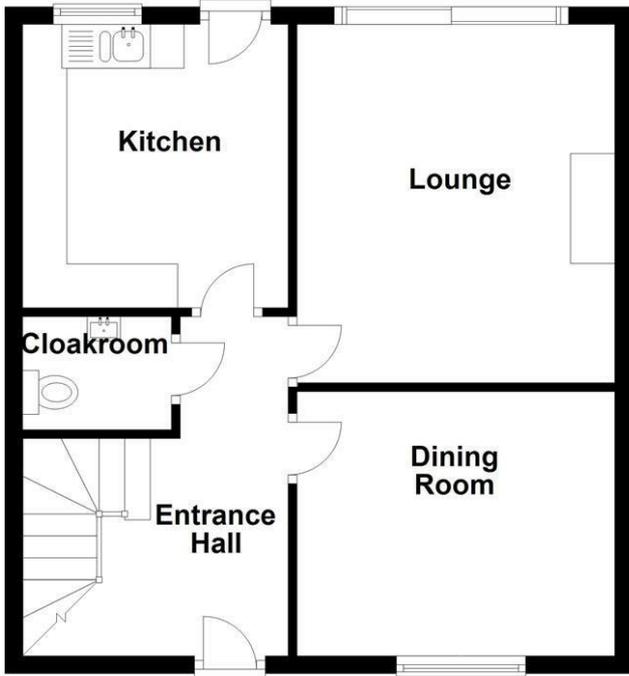
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

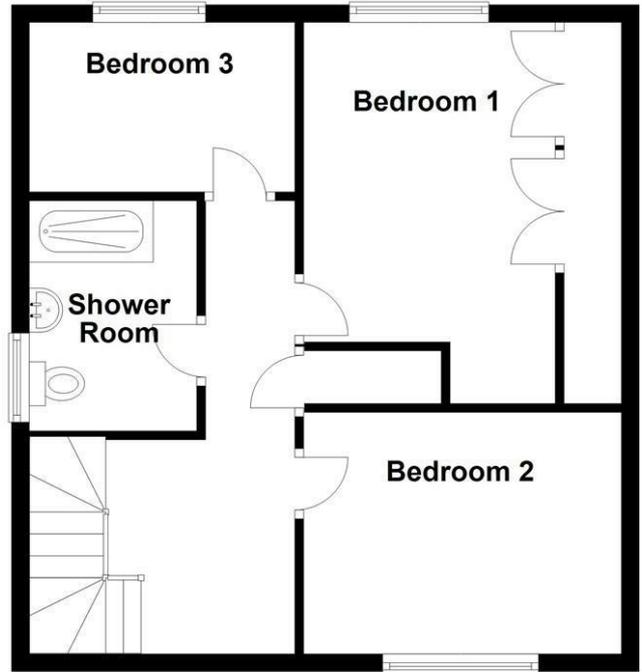
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture 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

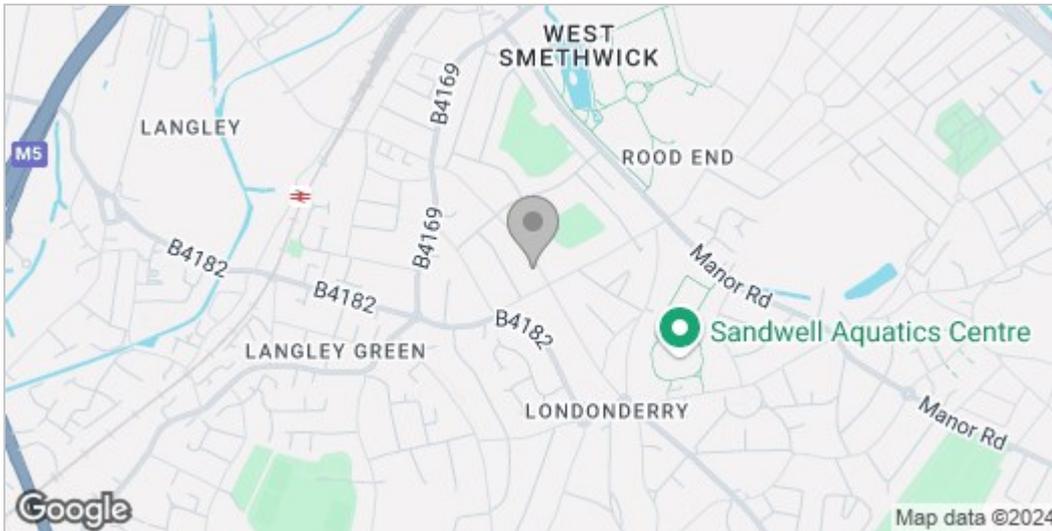
Ground Floor



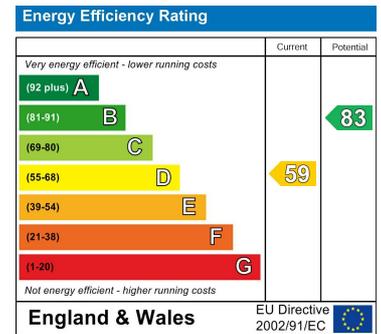
First Floor



Area Map



Energy Efficiency Graph



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