



**117 Ashes Road**  
**Oldbury, B69 4RD**

**Offers Over £195,000**

## Property Description

Bloore King & Kavanagh Ltd are pleased to bring to market this three bedroom, Victorian mid terraced style property, close to local amenities and both Langley Green and Rowley Regis train stations.

This spacious property is briefly comprising of; front and rear reception rooms, rear vestibule entrance, fitted kitchen, downstairs bathroom and three bedrooms. Gas central heating and double glazing installed throughout.

On street parking is available to the front and there is a garden enclosed to the rear. Available to view immediately. EPC - D / CT Band - A

## Location

Rowley Regis is located on the outskirts of Halesowen and Oldbury and is a popular location for commuters to Birmingham. The local motorway links are within easy reach and the area has great bus and rail links with Rowley Regis train station servicing Birmingham City Centre and Stourbridge Junction.

## Front Reception Room

Front door access. Window to front. Coving. Gas fire installed with wood surround. Carpeted throughout and door into:

## Rear Reception Room

Window to rear. Door into stairs to first floor accommodation with under stairs capped off cellar, housing meters. Laminate flooring. Opening into rear vestibule.

## Rear Vestibule

Door to shared side entry and side access door to rear garden. Window to side. Laminate flooring and opening into:

## Kitchen

Window to side. A range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, recess for a freestanding cooker and under counter recess for other freestanding kitchen appliances. Plumbing for a washer installed and housing boiler on side wall. Step leading up to door into:

## Downstairs Bathroom

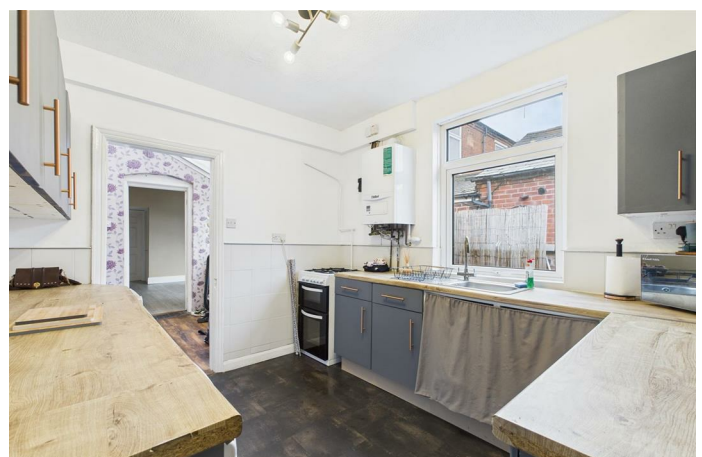
Three piece bathroom suite comprising of; paneled bath with electric shower over, pedestal wash hand basin and low level flush WC. Tiled flooring. Windows to side. Built in storage available.

## Landing

Built in storage. Doors to all three bedrooms.

## Bedroom One

Window to front.



### Bedroom Two

Window to rear. Built in over stairs storage with loft access.

### Bedroom Three

Window to rear.

### Rear of the Property

Slabbed pathway leading to a slabbed dining patio area at the rear of the property. Garden mainly laid to lawn with a shed installed.

### 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 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
91.9 m<sup>2</sup>  
989 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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