

286 Oldbury Road
Rowley Regis, B65 0QG

Offers In The Region Of £220,000

Property Description

A traditional three bedroom semi detached property offering accessibility for commuters being well served by public transport with Rowley Regis train Station providing direct links to Birmingham, Worcester & London. It is also just a couple of miles from Junction 2 of the M5 providing access to the greater motorway network of the West Midlands.

Benefitting from recent redecoration throughout, this property is briefly comprising; porch, entrance hall, through lounge dining room, fitted kitchen, three bedrooms and upstairs bathroom with shower over. Benefitting also from off road parking to the front and an enclosed garden to the rear with a separate garage store.

OFFERING NO UPWARD CHAIN. EPC - D / CT - B

Porch

0.45m x 1.73m (1'5" x 5'8")

Access to entrance hall.

Entrance Hall

3.66m x 1.70m (12'0" x 5'6")

Stairs leading to first floor accommodation. Access to through lounge dining room, fitted kitchen and under stairs cupboard housing meters.

Through Lounge Dining Room

7.51m x 2.96m wp (24'7" x 9'8" wp)

Electric fire installed with surround. Bay window to front and windows to rear. Laminate flooring throughout.

Fitted Kitchen

2.71m x 1.80m (8'10" x 5'10")

Window and access to rear. A range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, fitted extractor hood and plumbing for a washer. Partly tiled walls and vinyl flooring throughout.

Landing

1.76m x 0.82m (5'9" x 2'8")

Window to side. Loft access available. Doors leading to all upstairs rooms.

Bedroom One

3.81m x 2.98m wp (12'5" x 9'9" wp)

Bay window to front.

Bedroom Two

3.19m x 2.83m (10'5" x 9'3")

Window to rear.

Bedroom Three

2.17m x 1.70m (7'1" x 5'6")

Window to front.



Bathroom

2.21m x 1.80m (7'3" x 5'10")

Three piece bathroom suite comprising of; low level flush installed, pedestal wash hand basin and panelled bath with mixer shower attachment over. Window to rear.

Garage Store

4.79m x 2.60m (15'8" x 8'6")

Eaves storage available.

Outside

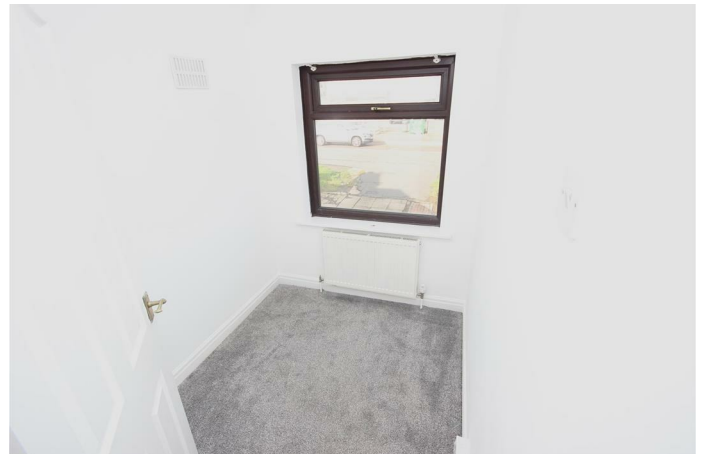
Externally the property benefits from a large driveway to the front providing off road parking for at least two vehicles, whilst out to the rear there is a very pleasant generous garden with patio & an AstroTurf lawn with a smaller gravelled area. Side access available to the rear and a separate garage store is installed also.

Freehold

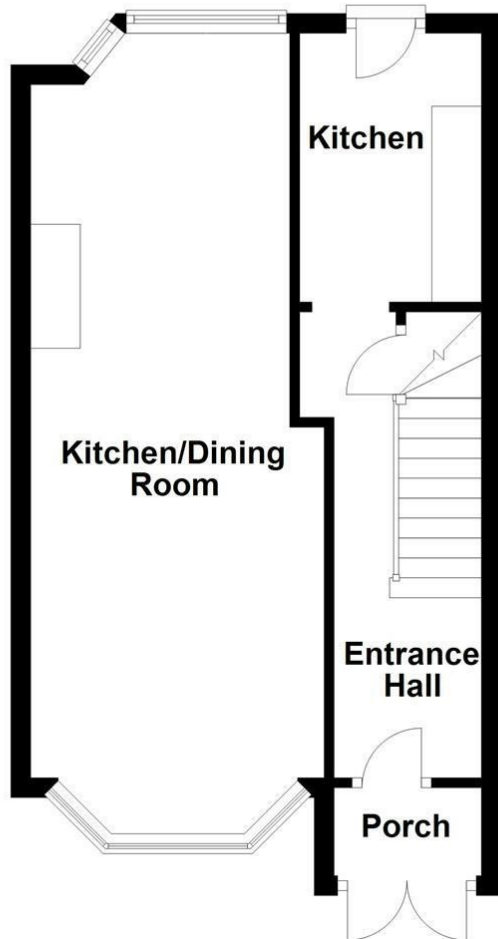
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

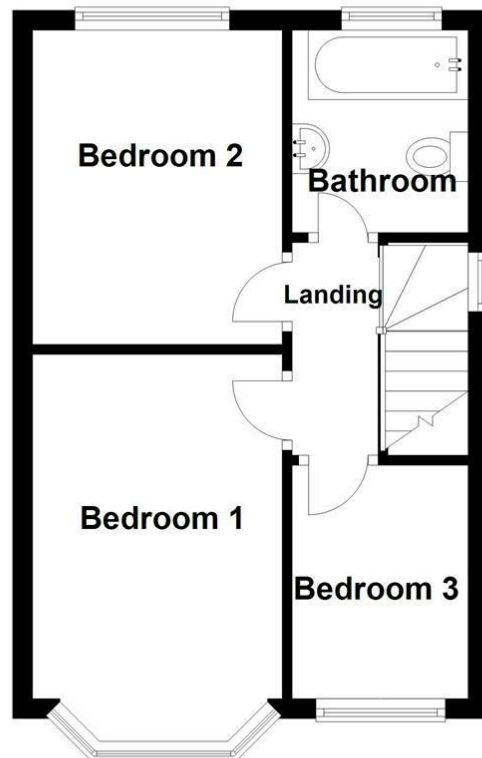
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture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



Ground Floor



First Floor



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