Bloore King & Kavanagh
Sales & Lettings

6 Falcon Road

Oldbury, B68 8AU

Offers In The Region Of £240,000

The Property
Offered with NO UPWARD CHAIN is this THREE BEDROOM SEMI DETACHED property in a great location on Falcon Road close to Rowley Regis Train Station.

This lovely family home has gas central heating, double glazing and briefly comprises: porch, entrance hall, lounge, rear reception/dining room, conservatory, kitchen, rear vestibule and utility room. To the first floor are three good size bedrooms, a shower room and separate WC.

To the front of the property is a block paved driveway providing off road parking and to the rear is a mature fully enclosed garden. EPC: TBA // Council Tax Band: A (Sandwell)
NO CHAIN

Location
The property is in a great location on the outskirts of Oldbury and Rowley Regis. Rowley Regis Train Station is close by just over a mile away and there are plenty of transport links, shops, schools and amenities all within easy reach.

Frontage
To the front of the property is a block paved driveway providing off road parking and a side access pathway with gated access to the rear vestibule.

Porch
Tile floor. Door leads into the entrance hall.

Entrance Hall
Laminate floor. Window to the side and stairs rise to the first floor. Understairs cupboard.

Lounge
Gas fire. Window to the front.

Dining Room
Patio doors lead into the conservatory.

Conservatory
Patio doors lead to the rear garden and side door leads to the rear vestibule.

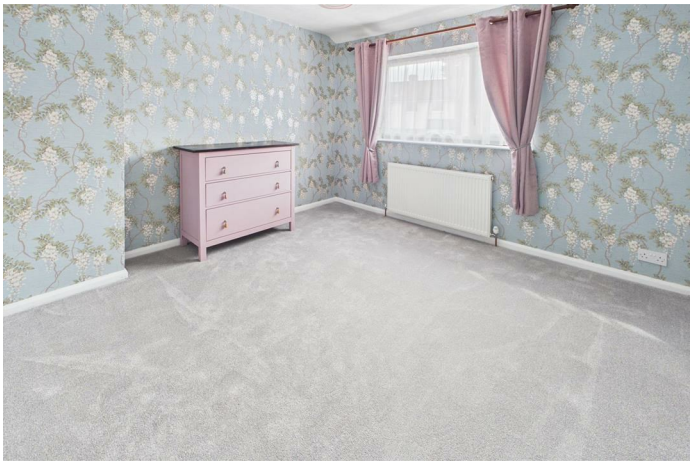
Kitchen
A range of eye and low level units incorporating: stainless steel sink and drainer, space for a stand alone cooker, plumbing and space for washing machine and dryer. Laminate floor. Windows to the side and rear.

Rear Vestibule
Doors to the side passage, utility room, rear garden and conservatory.

Utility Room
Window to the rear. Tiled floor.

Landing
Access to the loft space. Window to the side.

Bedroom One
Window to the front.



Bedroom Two
Window to the rear. Storage cupboard.

Bedroom Three
Window to the front and side. Storage space.

Shower Room
A two piece suite comprising: shower cubicle and vanity unit wash hand basin. Window to the rear and laminate floor.

Separate WC
Low level WC. Window to the rear.

Rear Garden
A fully enclosed rear garden laid to lawn with paved patio seating area, two storage sheds, a storage box and a pond.

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.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements