for sale

offers over **£450,000** Leasehold

Paul Dubberley



Bhullar Way OLDBURY B69 2GJ

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Property Description

Bhullar Way, Oldbury, is a beautifully presented detached family home offering spacious and versatile accommodation, ideal for modern family living.The property comprises an entrance hall, generous lounge, kitchen/diner, bright sun room and convenient downstairs WC. To the first floor are four double bedrooms, with the master bedroom benefiting from an en-suite, together with a family bathroom.

The property has been extended to the rear, providing additional living space and enhancing the already generous accommodation.Situated in a sought-after location, the property is conveniently positioned for Sandwell & Dudley train station, providing excellent rail connections, and offers easy access to the M5 motorway via Junction 2, making it ideal for commuters.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hall

Having a double glazed door to the front elevation, understairs storage cupboard and central heating radiator

Cloakroom

Tiled to splash prone areas, low level WC, wash hand basin, extractor fan and central heating radiator.

Through Lounge

Having a double glazed window to the front elevation, double glazed French patio doors, wall lights, two central heating radiators, telephone point and TV.

Reception Room Two

Having a double glazed window to the rear elevation, bi folding doors, wall lights, two skylight windows, and central heating radiator.

Kitchen/Diner

Having a double glazed window to the front elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one and half bowl stainless steel sink and drainer, tiling to splash prone areas, electric oven and gas hob, with cookerhood over, plumbing for dishwasher and central heating radiator.

Utility Room

Having a range of wall and base units with worksurfaces over, sink and drainer, plumbing for washing machine, central heating boiler, central heating radiator and extractor fan.

Landing

Having airing cupboard, loft access and doors to.

Bedroom One

Having a double glazed window to the rear elevation, fitted wardrobes, telephone point, TV and central heating radiator.

Ensuite

Having a double glazed window to the rear elevation, part tiled, shower cubicle, low level WC, wash hand basin, shaver point, extractor fan and central heating radiator.

Bedroom Two

Having a double glazed window to the front elevation, fitted wardrobes and central heating radiator.

Bedroom Three

Having double glazed window to the front elevation and central heating radiator.

Bedroom Four

Having a double glazed window to the rear elevation, fitted wardrobes, overhead units, TV and central heating radiator.

Bathroom

Having a double glazed window to the front elevation, part tiled, bath with mixer taps, shower over bath, wash hand basin, low level WC, shaver point, extractor fan and heated towel rail.







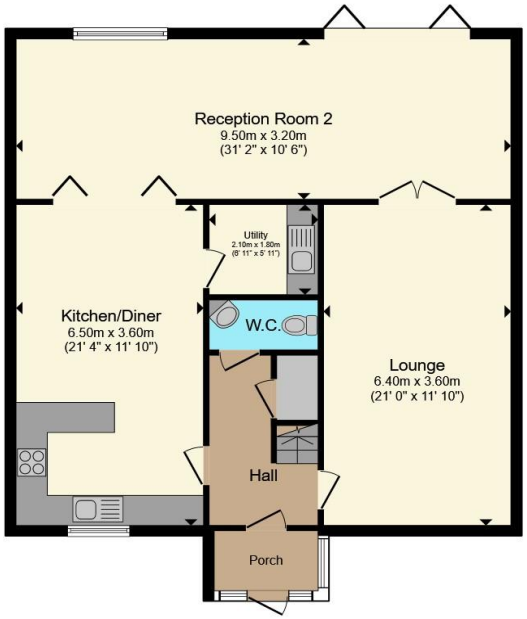



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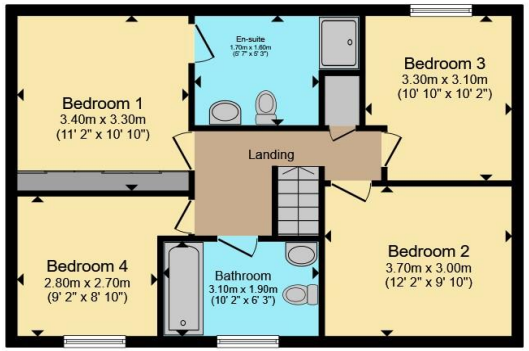




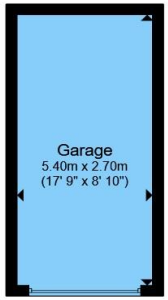




Ground Floor



First Floor



Garage

Total floor area 169.6 m² (1,826 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Paul Dubberley

To view this property please contact Paul Dubberley on

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290 - 292 High Street
WEST BROMWICH B70 8EN

EPC Rating: C

Council Tax Band: D

Service Charge: 12.00

Ground Rent: 325.00

view this property online PaulDubberley.co.uk/Property/PWB105499

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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