



16 Brennand Road
Oldbury,
West Midlands B68 0SB
Guide Price £170,000

...doing things differently

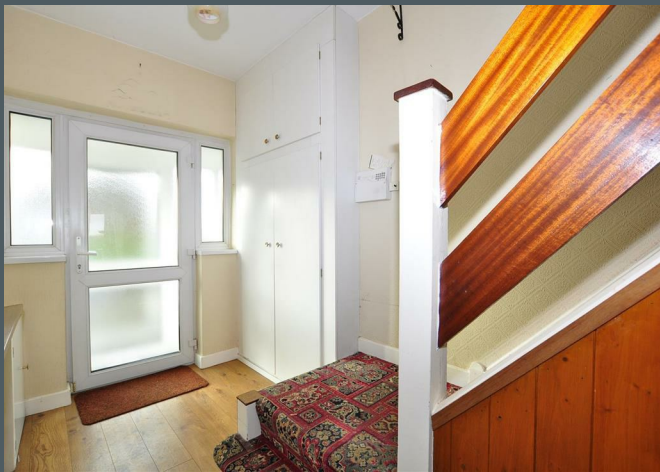


NO UPWARD CHAIN AND FAR REACHING VIEWS. This three bedroom semi boasts spacious accommodation in highly sought after area. The property itself comprises driveway to front, porch, entrance hallway, front and rear reception rooms, extended kitchen, three bedrooms, house bathroom, garden to the rear and garage accessed from the rear. Contact the office at your earliest opportunity to arrange your viewing. LA 23/11/20 V1 EPC=D



Lex Allan Grove loves...
the properties potential







Location

The property is situated in Oldbury giving easy access to Birmingham City Centre. The range of amenities close by include shops and supermarkets. There are excellent transport links to the surrounding areas including the M5 motorway network. For families there are schools of great repute at both primary and secondary levels and there are popular leisure facilities close by making this an ideal family location.

Approach

Via block paved driveway offering parking for a number of cars with gravelled beds to side with step up to:

Porch

With double glazed windows and door.

Entrance hall

Double glazed windows and door to front, cupboard off, central heating radiator, stairs to first floor accommodation.

Front reception room 10'9" x 10'9" min 13'5" max (3.3 x 3.3 min 4.1 max)

Double glazed bay window to front, central heating radiator.

Rear reception room 12'9" x 9'6" min 10'9" max (3.9 x 2.9 min 3.3 max)

Double glazed door to rear, central heating radiator.



Extended kitchen 15'8" x 6'6" min 7'10" max (4.8 x 2.0 min 2.4 max)

Double glazed window to rear, double glazed door to side, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, ceramic hob with extractor hood over, oven, space and plumbing for washing machine, tiling to splashbacks.

First floor landing

Double glazed window to side, cupboard off, access to loft space and doors radiating to:

Bedroom one 13'5" max 10'9" min x 8'10" (4.1 max 3.3 min x 2.7)

Double glazed bay window to front, central heating radiator, built in wardrobes.

Bedroom two 12'9" x 8'10" (3.9 x 2.7)

Central heating radiator, double glazed windows to rear with far reaching views, built in wardrobe.

Bedroom three 6'10" x 7'10" (2.1 x 2.4)

Central heating radiator, double glazed window to front.

House bathroom

With shower enclosure with electric shower over, wash hand basin, double glazed window to rear, low level w.c., central heating radiator, fully tiled walls and cupboard off.

Rear garden

Slabbed patio area, stepping down to path, lawned areas to side, gravelled bedding with various plants and shrubs and all with timber fencing to enclose and gated access to rear service road.

Garage

Metal up and over door to front.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate

physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.



**Lex Allan
Grove**

Lex Allan Grove Estate Agents
18 Hagley Road, Halesowen
West Midlands B63 4RG

0121 550 5400
lexallangrove.com
info@lexallangrove.com