

LexAllan
Grove



RICS

the mark of
property
professionalism
worldwide



22 Old College Avenue
Oldbury,
B68 8BG

Guide Price £200,000

...doing things differently



"FANTASTIC FAMILY HOME" This beautifully presented three bedroom semi detached home is ideal for first time buyers and investors alike having excellent accommodation including driveway, garden, entrance hall, superbly appointed fitted kitchen, lounge with French doors leading to rear garden and patio, three bedrooms with master en-suite, family bathroom, double glazing, central heating and popular location for commuters. This property must be viewed. LA 28/10/19 V1 EPC=C



Lex Allan Grove loves...
the great location for
commuters







Location

The property is situated 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 side driveway with door to front giving access to:

Entrance hall

With stairs to first floor accommodation, wood effect flooring, central heating radiator, downstairs store cupboard.

Downstairs w.c.

With double glazed window to rear, low level w.c., tiled flooring and wash hand basin.

Lounge 9'10" x 15'1" (3.0 x 4.6)

Double glazed French doors to rear, double glazed window to front, t.v. point, central heating radiator.





Fitted kitchen diner 9'2" x 14'1" (2.8 x 4.3)

Double glazed window to front and rear, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap over, integrated fridge freezer, dishwasher and washing machine, gas hob with extractor hood over and electric oven, inset ceiling light point, tiled flooring.

First floor landing

Double glazed window to front, airing cupboard off housing immersion tank, doors radiating to:

Bedroom one 10'2" x 10'5" (3.1 x 3.2)

Central heating radiator, double glazed window to front, range of built in wardrobes. Door leading to:

En-suite

Double glazed window to rear, wash hand basin with mixer tap over, low level w.c., tiled flooring, shower enclosure with thermostatically controlled shower over, heated towel rail.

Bedroom two 7'2" x 9'10" (2.2 x 3.0)

Central heating radiator, double glazed window to rear.

Bedroom three 7'6" x 9'6" (2.3 x 2.9)

Central heating radiator, double glazed window to front.

House bathroom

Double glazed obscured window to rear, low level w.c., pedestal wash hand basin, bath with mixer tap over, shower head, complementary tiling to walls, tiled flooring, heated towel rail, extractor fan.

Rear garden

Having patio area with lawned area with bedding and timber fencing to enclose.

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 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 25% 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