



41 Trafalgar Road
Tividale, Oldbury,
West Midlands B69 1RE

Guide Price £200,000

...doing things differently



FANTASTIC FIRST TIME BUY. This three bedroom semi offers move in ready accommodation being ideal for young families looking to get their foot on the property ladder. The property briefly comprises of driveway to front leading to porch, entrance hallway, open lounge diner, kitchen, three bedrooms, house bathroom, garage and attractive rear garden with far reaching views. Call the office at your earliest opportunity to arrange your viewing. LA 12/10/20 V2 EPC=D



Lex Allan Grove loves...
the attractive lounge
diner







Location

The property is situated in Tividale, 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 bedding to side with various plants and shrubs stepping into:

Porch

With double glazed door to front.

Entrance hall

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

Lounge 10'2" min 11'5" max x 13'9" into bay 11'1" min (3.1 min 3.5 max x 4.2 into bay 3.4 min)

Double glazed bay window to front, central heating radiator, gas fire with feature surround.

Dining room 10'2" x 9'6" (3.1 x 2.9)

Double glazed window and door to rear, central heating radiator.









Kitchen 7'6" x 10'3 (2.29m x 3.12m)

With double glazed window and door to rear, range of wall and base units with work surface over incorporating sink with mixer tap and separate water filter tap, gas hob with extractor hood over, oven, tiling to splashbacks, cupboard housing Worcester Bosch central heating boiler, space and plumbing for dishwasher, integrated microwave and cupboard off.

First floor landing

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

Bedroom one 10'9" min 13'9" max into bay x 8'6" (3.3 min 4.2 max into bay x 2.6)

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

Bedroom two 10'2" x 11'5" (3.1 x 3.5)

Double glazed window to rear with far reaching views, central heating radiator.

Bedroom three 6'2" x 7'2" (1.9 x 2.2)

Double glazed window to front, central heating radiator.

House bathroom

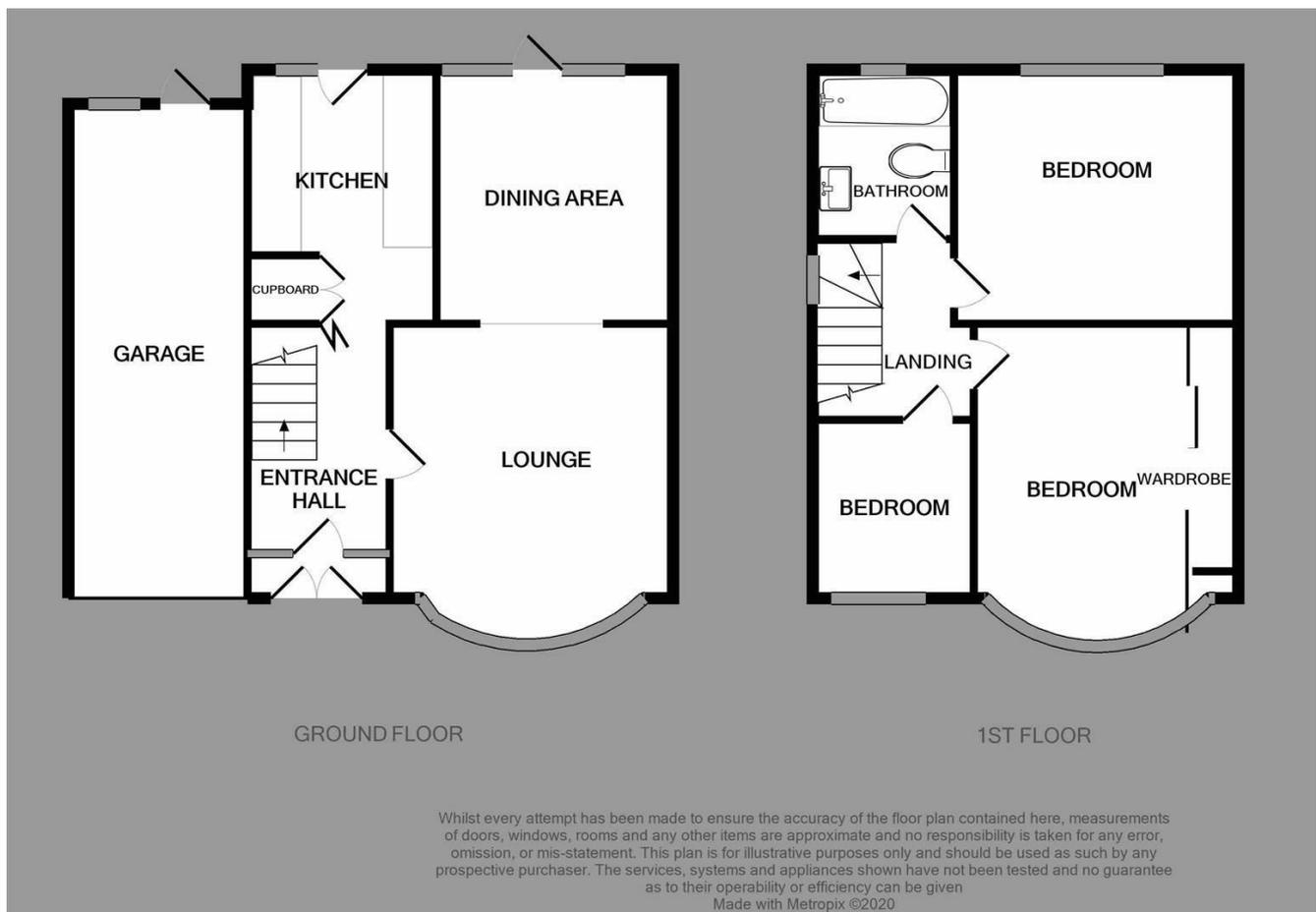
Wash hand basin with mixer tap and storage below, heated towel rail, bath with mixer tap and shower over, low level w.c., central heating radiator, double glazed window to rear, tiling to splashbacks, extractor fan.

Garage

Metal up and over door to front, double power socket, lighting and single door to rear.

Garden

Having block paved patio area stepping down to lawn surrounded by various beds with plants and shrubs, outside tape and wooden greenhouse and all with 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 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.



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Grove**

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