



91 Bhullar Way  
Oldbury,  
West Midlands B69 2GJ  
Guide Price £162,500

*...doing things differently*



NO UPWARD CHAIN. "END TERRACE TICKS ALL THE BOXES" Located within a quiet cul de sac position, this beautifully presented two bedroom end of terrace home simply must be viewed to be appreciated. Constructed in 2017, the property offers high quality accommodation to include a welcoming lounge, generous kitchen diner and guest w.c. to the ground floor, two good bedrooms and house bathroom to the first floor. Outside, there is a lawned rear garden complete with patio offering the ideal entertaining space, whilst parking is taken care of by both allocated and visitor parking spaces. Don't delay, call today to arrange your viewing. Freehold PS 14/07/2021 V5 EPC=C



**Lex Allan Grove loves...**  
the generous kitchen  
diner







### 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 paved pathway to front extended to gated side access with blue slate chipped dwarf fore garden and step up to main entrance door opening into:

### Lounge 12'1" x 14'1" (3.7 x 4.3)

Composite main entrance door to front, double glazed window to front, two central heating radiators, stairs to first floor accommodation, door to rear to kitchen diner and guest w.c.

### Kitchen diner 12'1" x 11'9" min excluding recess (3.7 x 3.6 min excluding recess)

Having door off to guest w.c., double glazed window and French doors to rear giving access to garden, central heating radiator, range of white wall mounted and base units with work surface over incorporating a one and half bowl stainless steel sink and drainer with mixer tap over, integral electric oven and four burner gas hob with stainless steel splashback with extractor hood over, space and plumbing for washing machine, cupboard housing wall mounted boiler, tiled effect flooring.

### Guest w.c.

Central heating radiator, low level close coupled w.c., vanity wash hand basin with storage below, tiled splashback.

### First floor landing

Double glazed window to side, doors off to two bedrooms and to house bathroom.

### Bedroom one 12'1" x 10'5" (3.7 x 3.2)

Double glazed window to front, central heating radiator.

### Bedroom two 3'11" excluding door recess x 10'2" (1.2 excluding door recess x 3.1)

Double glazed window to rear, central heating radiator, access via loft space via hatch, built in over stairs store cupboard/wardrobe.

### House bathroom 5'2" x 6'10" (1.6 x 2.1)

Obscured double glazed window to rear, central heating radiator, white suite comprising panelled bath with both mixer tap and gas powered shower over, low level close couple dual flush w.c., pedestal wash hand basin with mixer tap over, tiling to splashback areas and non slip vinyl flooring.

### Rear garden

Low maintenance rear garden comprising of patio area leading to gated access to front whilst the remainder of the garden is laid to lawn with timber fencing to enclose.

### Parking

In addition there is an allocated parking space with visitor parking space provision.

### 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 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**