



106 Bhullar Way
Oldbury,
West Midlands B69 2GL

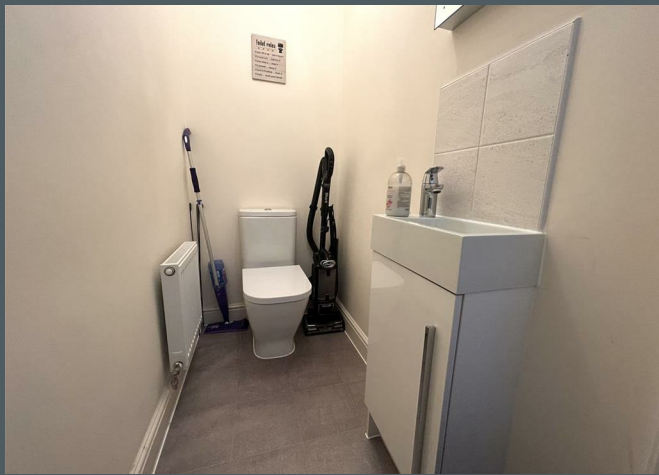
Guide Price £180,000

...doing things differently



Located within a quiet cul de sac position, this beautifully presented two bedroom terraced 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 astro turf rear garden complete with a decking entertaining space, whilst parking is taken care of by both allocated and visitor parking spaces. Call today to arrange your viewing. Leasehold. JE V1 21/09/2023 EPC=C







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 slabbed pathway, lawn to side, mature shrubbery, composite front door with glazed insert leading to:

Lounge 14'1" max 11'1" min x 12'1" (4.3 max 3.4 min x 3.7)

Double glazed window to front, two central heating radiators, stairs rising to first floor accommodation, door to kitchen diner.

Kitchen diner 14'1" max 11'9" min x 12'1" max 4'11" min (4.3 max 3.6 min x 3.7 max 1.5 min)

Double glazed French patio doors to rear, double glazed window to rear, central heating radiator, door to w.c., spotlights to ceiling, range of matching wall and base units, complementary surfaces over, integrated oven, four ring gas hob, splashbacks, chimney extractor hood over, cupboard housing central heating boiler, plumbing for washing machine, one and a half bowl stainless steel sink, drainer and mixer tap, space for fridge freezer.

**Downstairs w.c.**

Central heating radiator, low level flush w.c., wash hand basin vanity unit with mixer tap, tiled splashbacks.

First floor landing

Giving access to loft space and doors radiating to:

Bedroom one 12'1" x 10'9" (3.7 x 3.3)

Double glazed window to side, central heating radiator.

Bedroom two 10'2" x 6'6" (3.1 x 2.0)

Double glazed window to rear, central heating radiator, door to storage cupboard.

Bathroom

Double glazed obscured window to rear, spotlights to ceiling, central heating radiator, part tiled walls, panelled bath with shower over, low level flush w.c., pedestal wash hand basin and mixer tap over.

Rear garden

Decked patio area, astro turf lawn, slabbed pathway to rear, rear gate giving access to front, fence panel boundaries.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the ground rent is subject to review. The ground rent for the property is £450.00 per annum and the service charge is £120.00 approximately per annum. The length of lease is 999 years from 29th March 2018.

Council Tax Banding

Tax Band is B

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 do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan 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. 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 or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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