



20 Defford Drive
Oldbury,
West Midlands B68 9RH
Offers In Excess Of £275,000

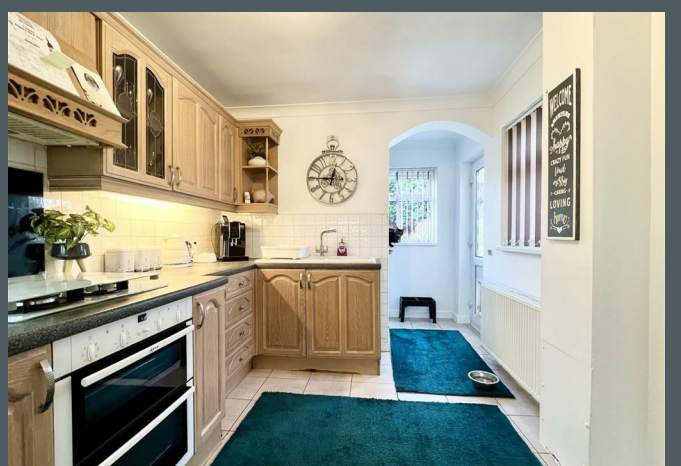
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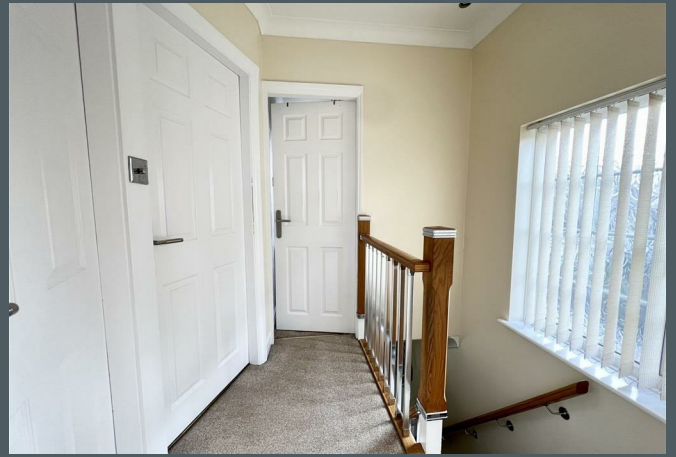


Lex Allan Grove are delighted to offer for sale a must see immaculately presented three bedroom semi detached property in a sought after area in Oldbury. This impressive family home finds itself in close proximity to local shops and amenities, with good transport links, and in good school catchments.

Viewing is essential to appreciate the size and condition of this wonderful property. Ideal for first time buyers, professional couples, families or investor landlords as great rental opportunity. This wonderful property comprises of entrance porch, hallway, large lounge/dining area, fitted kitchen with breakfast space, conservatory, two good sized double bedrooms, a third bedroom, and the house bathroom. Externally is an enclosed landscaped rear garden with slabbed seating area near to property, front driveway and garage. AF 18/1/24 V1 EPC=D







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 block paved driveway with parking for two cars, raised mature flower bed.

Entrance porch

Double glazed front door, double glazed windows, ceiling light point, tiled floor.

Hallway

Double glazed front door, ceiling light point, central heating radiator, stairs to first floor accommodation, under stairs storage, solid wood flooring.

Lounge 22'3" x 9'10" (6.8 x 3.0)

Double glazed bay window to front, two ceiling light points, central heating radiator, feature fireplace with gas point, patio doors to rear with double glazed units to either side.

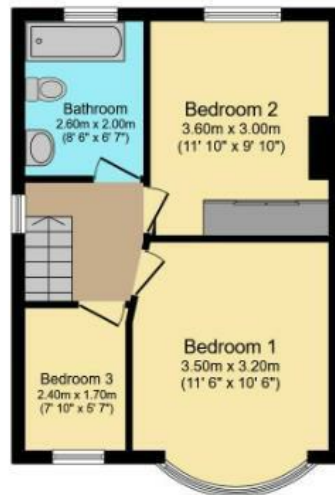








Ground Floor



First Floor

Total floor area 119.2 sq.m. (1,283 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Conservatory 17'0" x 9'10" (5.2 x 3.0)

Double glazed patio door out to garden, double glazed windows, two ceiling light points central heating radiator, tiled flooring.

Breakfast kitchen 15'1" max x 13'1" max (4.6 max x 4.0 max)

Double glazed window to rear, door to rear, ceiling light points, two central heating radiators, range of wall and base units, stone effect work top with one and a half bowl ceramic sink and drainer, gas hob, extractor, double oven a mix of tiled and solid wood flooring. The kitchen also has an additional area with double glazed unit, light, tiled floor and space for fridge.

First floor landing

Double glazed window, loft access, ceiling light point.

Bedroom one 11'5" x 10'5" (3.5 x 3.2)

Double glazed bay window bay window to front, ceiling light point, central heating radiator.

Bedroom two 11'9" x 9'10" (3.6 x 3.0)

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

Bedroom three 7'10" x 5'6" (2.4 x 1.7)

Double glazed window to front, central heating radiator.

Bathroom

Double glazed window, ceiling spotlights, extractor, heated towel rail, shower over bath, wash hand basin and cabinet below, low level flush w.c., tiled walls and floor.

Rear garden

Good sized slabbed seating area with raised beds, lawn area with central footpath leading to shed with shrubbery borders.

Garage 14'9" x 8'2" (4.5 x 2.5)

Housing central heating boiler, laundry area, light and split garage door.

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.

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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