



64 Windsor Road  
Oldbury,

West Midlands B68 8PB

*Offers In The Region Of £290,000*

*...doing things differently*



Lex Allan Grove are pleased to offer for sale this well appointed traditional 3 bedroomed detached family home. Located on a popular road and well placed for good local schools, an abundance of local shops and amenities, and great transport links.

The layout comprises of entrance porch, spacious hallway with the benefit of under stairs storage, a front facing lounge with bay window and feature fireplace, breakfast kitchen that flows nicely through to the updated orangery. Heading upstairs is a pleasant landing, two good sized double bedrooms, third bedroom and the house bathroom that has been recently been updated. Externally the property offers off road parking for two, with a side access gate to rear. At the rear of the property is a low maintenance rear garden. EPC=D













### **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 block paved driveway with side access gate to rear.

### **Entrance hall**

Front door, ceiling light point, central heating radiator, stairs to first floor accommodation and laminate floor, storage under stairs.

### **Lounge 10'2" x 14'1" into bay (3.1 x 4.3 into bay)**

Double glazed window, ceiling light point, central heating radiator, feature fireplace and laminate flooring.





















#### **Kitchen**

Double glazed window and patio doors to rear, ceiling light point, range of wall and base units, stone effect work top, one and a half bowl sink and drainer, electric hob and extractor, double oven, space and plumbing for dishwasher and washer, central heating radiator, laminate flooring.

#### **Orangery 16'4" x 15'8" max 13'9" min (5.0 x 4.8 max 4.2 min)**

Two velux windows, ceiling spot lights, double glazed windows and patio door, central heating radiator, laminate flooring.

#### **First floor landing**

Double glazed window to side, ceiling light point, loft access.

#### **Bedroom one 9'10" into wardrobe x 14'9" into bay (3.0 into wardrobe x 4.5 into bay)**

Double glazed bay window, spotlights, central heating radiator, built in wardrobes and vinyl flooring.

#### **Bedroom two 9'10" x 14'9" into bay (3.0 x 4.5 into bay)**

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

#### **Bedroom three 5'6" x 9'10" (1.7 x 3.0)**

Double glazed feature window, ceiling light point, central heating radiator.

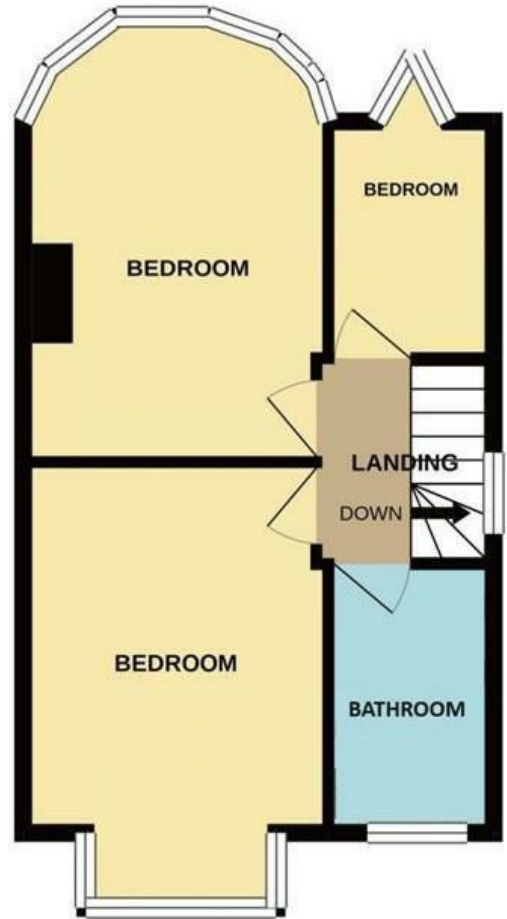
#### **House bathroom**

Double glazed window to rear, ceiling light point, extractor, majority tiled walls and tiled floor, shower over P shaped bath, low level w.c., wash hand basin with cabinet, heated towel rail.









TOTAL FLOOR AREA : 996 sq.ft. (92.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### **Rear garden**

Paved area with footpath leading to good sized seating area, low maintenance lawn with raised flower beds and shed.

### **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 C

### **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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.

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

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

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