



30 Birchley Park Avenue, Oldbury, B69 2JN

£259,950

EPC:TBC

A WELL PRESENTED DETACHED FAMILY HOME. Features include reception room, kitchen diner, conservatory, downstairs W.C, four bedrooms, first floor bathroom, en suite, garage, driveway and a pleasant rear garden. EP Rating TBC.

Location

This sought after location is convenient for local amenities and facilities within the area, and offers ease of access to Birmingham City Centre. The area boasts excellent transport links with the M5 (Junction 2) being within a short distance, as well as a choice of Sandwell and Dudley, and Rowley Regis train stations.

Summary

- * A well presented detached family home
 - * Entrance hallway
 - * Downstairs W.C
- * Spacious living room with feature fireplace
- * Modern style kitchen diner with integral oven, hob and extractor fan and access to storage underneath the stairs
 - * Conservatory accessed via the kitchen and doors opening out to the garden
 - * Four first floor bedrooms, master bedroom with en suite shower room
 - * Well appointed first floor family bathroom
 - * Garage with plumbing for appliances
- * Well maintained rear garden with patio area for table and chairs and an established lawn
 - * Driveway for off road parking
- * Located away from the main road on a quite cul-de-sac

General Information:

TENURE: The agents understand that the property is Freehold.

SERVICES: Central heating to radiators is provided by a Baxi Boiler located in the garage.



Ground Floor

Hall

Down Stairs W.C

Reception Room

14' 00" max x 14' 03"max (4.27m x 4.34m)

Kitchen Diner

10' 03"max x 17' 06"max (3.12m x 5.33m)

Conservatory

12' 11" x 8' 08" (3.94m x 2.64m)

Under Stairs Storage

First Floor

Landing

Bedroom One

10' 08" x 10' 09" (3.25m x 3.28m)

En Suite Shower

3' 10" x 7' 01" (1.17m x 2.16m)

Bedroom Two

7' 04" x 16' 03" (2.24m x 4.95m)

Bedroom Three

10' 10" x 8' 08" (3.30m x 2.64m)

Bedroom Four

7' 06" x 8' 06" (2.29m x 2.59m) 7

Storage Cupboard

Bathroom

6' 06" x 6' 01" (1.98m x 1.85m)

Garage

8' 02" x 17' 05" (2.49m x 5.31m)





THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents. Under the Money Laundering Regulations we are required to verify the identity of the buyer before accepting an offer.

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