



20 Cornwall Avenue  
Oldbury,

West midlands B68 0SW

*Offers In The Region Of £230,000*

*...doing things differently*



A well proportioned three bedroomed terraced property, ideal for young families and first time buyers. Located in a highly sought after area and benefitting from being well placed for access to popular local schools, great transport links, and near to an abundance of local shops and amenities.

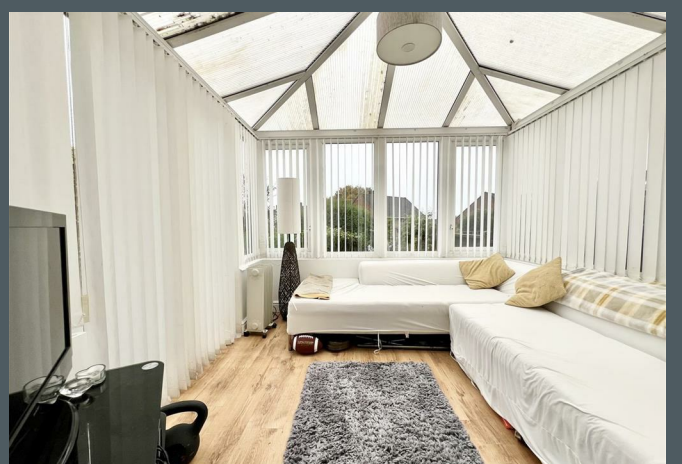
The layout in brief comprises of entrance hall, a dual aspect lounge/ diner which flows nicely through to the conservatory, a rear facing kitchen, and a side utility that also provides access to the front of the property. Heading upstairs is a pleasant landing with storage and loft hatch, a good sized main double bedroom, a second double bedroom, a third bedroom and the updated house bathroom featuring separate bath and shower facilities.

Externally the property offers off road parking for two vehicles over the tarmac driveway. At the rear of the property is an ideal garden for families, with paved seating near to property and additional gravelled seating area at the base of the garden. AF 12/11/24 V2 EPC=D













### Approach

Via tarmac driveway with block paved edging, side entrance to alleyway which is covered and provides utility space, double glazed front door with inserts to:

### Entrance hall

Ceiling light point, stairs to first floor accommodation, solid wood flooring, central heating radiator.

### Lounge 21'7" x 11'1" (6.6 x 3.4)

Window to front, double glazed patio door to rear, two ceiling light points, decorative coving, central heating radiator, solid wood flooring.

### Conservatory 9'10" x 9'10" (3.0 x 3.0)

Double glazed windows and French doors leading to rear garden, electric heaters, ceiling light point, wood effect laminate flooring.

### Kitchen 11'9" max x 13'5" max 6'2" min (3.6 max x 4.1 max 1.9 min)

Window to rear, patio door to rear garden, serving hatch to lounge, ceiling light point, range of wall and base units with wood effect work top, stainless steel sink and drainer, four ring gas burner, built in oven, space for dishwasher and washing machine, central heating radiator, tiled flooring, splashback tiled areas.

### Utility area/side passage

Leading to front via double glazed door, ceiling lighting, work surface, storage space for white goods, laminate flooring.







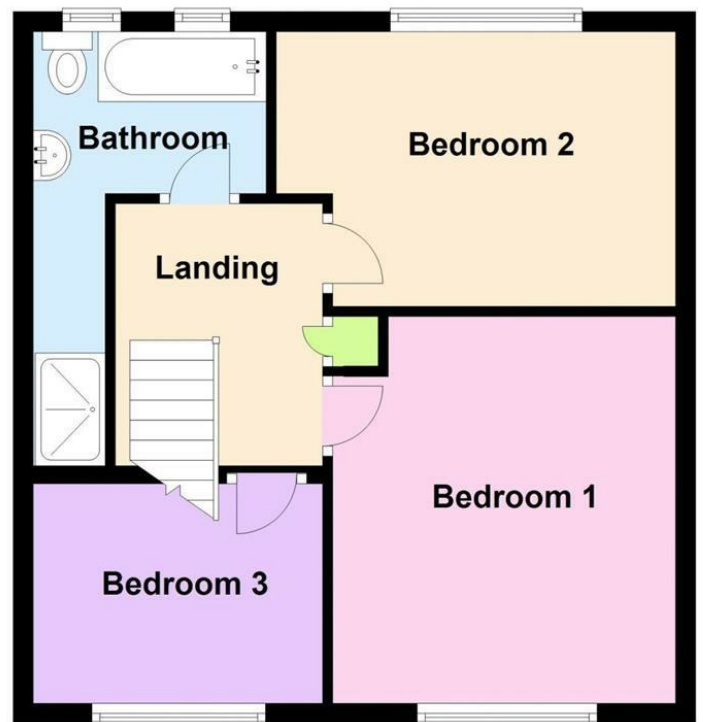




**Ground Floor**



**First Floor**





### **First floor accommodation**

Ceiling light point, loft access hatch, built in storage.

### **Bedroom one 11'1" x 12'9" into recess (3.4 x 3.9 into recess)**

Window to front, ceiling light point, central heating radiator, recess housing cupboard space.

### **Bedroom two 11'1" x 13'1" max into recess 8'10" min (3.4 x 4.0 max into recess 2.7 min)**

Window to rear, ceiling light point, central heating radiator.

### **Bedroom three 9'6" x 8'2" (2.9 x 2.5)**

Window to front, ceiling light point, central heating radiator.

### **Bathroom**

Two obscured glazed windows to rear, bath with shower attachment, shower cubicle, ceiling light, extractor, tiled walls, low level w.c., wash hand basin with storage below, central heating towel radiator, tiled flooring.

### **Rear garden**

Paved seating area, original outbuilding, paved steps to lawn area, mature borders with gravelled seating area to rear, space for 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.

### **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.

### **Council Tax Banding**

Tax Band is B

### **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.

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