



28 Abberley Road  
Oldbury,  
West Midlands B68 0JL

*Offers In The Region Of £160,000*

*...doing things differently*



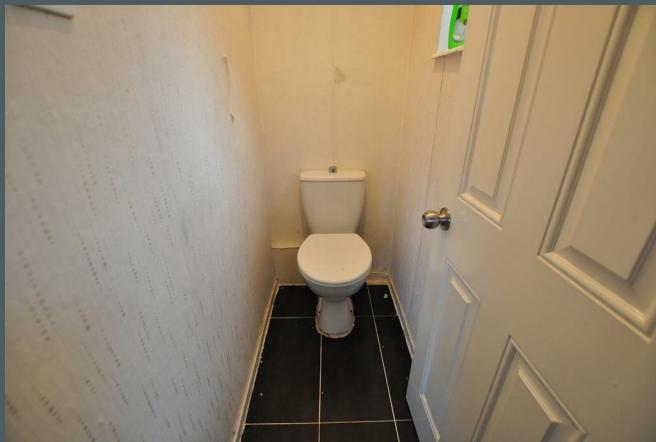
A GREAT OPPORTUNITY TO VIEW A TWO BEDROOM END TERRACED PROPERTY. Benefiting from having side access to rear garden, crete print area to front and a good sized lounge diner. This modern looking property stands out from the crowd and has brilliant transport links and is located in a good catchment area for schools. The property comprises of entrance hall, lounge diner, kitchen, two good sized bedrooms, bathroom and separate w.c. and a good sized secluded tiered rear garden with brick constructed outhouse. TB 3/11/21 V2 EPC=C



**Lex Allan Grove loves...**  
the modern fitted kitchen







## 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 a slabbed pathway with front lawn garden leading to front entrance door, separate lower tier crete print paved area.

## Entrance hall

Stairs to first floor accommodation, built in cupboard, double glazed window to side, central heating radiator.

## Lounge diner 22'7" x 10'9" (6.9 x 3.3)

Double glazed window to front, double doors leading to rear garden, double glazed windows to either side of doors, t.v. point, central heating radiator.

## Kitchen 11'9" x 8'6" (3.6 x 2.6)

Tiled flooring, central heating radiator, stainless steel sink unit and drainer, integrated hob and oven, range of wall and base units, walls part tiled, double glazed window to rear, door to side, extractor fan.

## First floor landing

Double glazed frosted window to side, access to loft space, built in shelving unit.



### **Bedroom one 10'2" x 14'5" (3.1 x 4.4)**

Central heating radiator, double glazed window to front, built in storage cupboard.

### **Bedroom two 11'5" x 9'10" (3.5 x 3.0)**

Central heating radiator, double glazed window to rear.

### **Bathroom**

Having panelled bath, wash hand basin with storage beneath, central heating radiator, walls fully tiled, tiled flooring, extractor fan, double glazed frosted window to rear.

### **Separate w.c.**

With w.c., tiled flooring, double glazed frosted window to side.

### **Rear garden**

Having slabbed patio area with steps leading to lawn area, brick constructed outhouse, outside water tap and side access to front.

### **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.

### **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.

### **Council Tax Banding**

Tax Band is B

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