



27 Macdonald Close
Oldbury,
West Midlands B69 3LD

Guide Price £265,000

...doing things differently



VIEWING RECOMMENDED ON THIS BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED PROPERTY. Situated on a cul de sac off MacDonald Close and benefits from being in a great catchment area for schools and is just a stone's throw away from the motorway and other transport links. This must see home boasts a low maintenance rear garden, good sized sitting room and has been renovated to a high spec. The property comprises of porch, entrance hall, lounge diner, sitting room, kitchen, wet room, three bedrooms and house bathroom. TB 16/11/21 V2 EPC=D



Lex Allan Grove loves...
the modern fitted sitting room







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 tarmacm driveway with pebbled front garden.

Entrance porch

Giving access to:

Entrance hall

With tiled flooring, double glazed frosted window to side.

Lounge diner 23'3" x 11'5" min (7.1 x 3.5 min)

Porcelain tiled flooring, bow double glazed window to front, two central heating radiators, electric ornamental fireplace, double doors leading to sitting room, under stairs storage cupboard and door leading to kitchen.

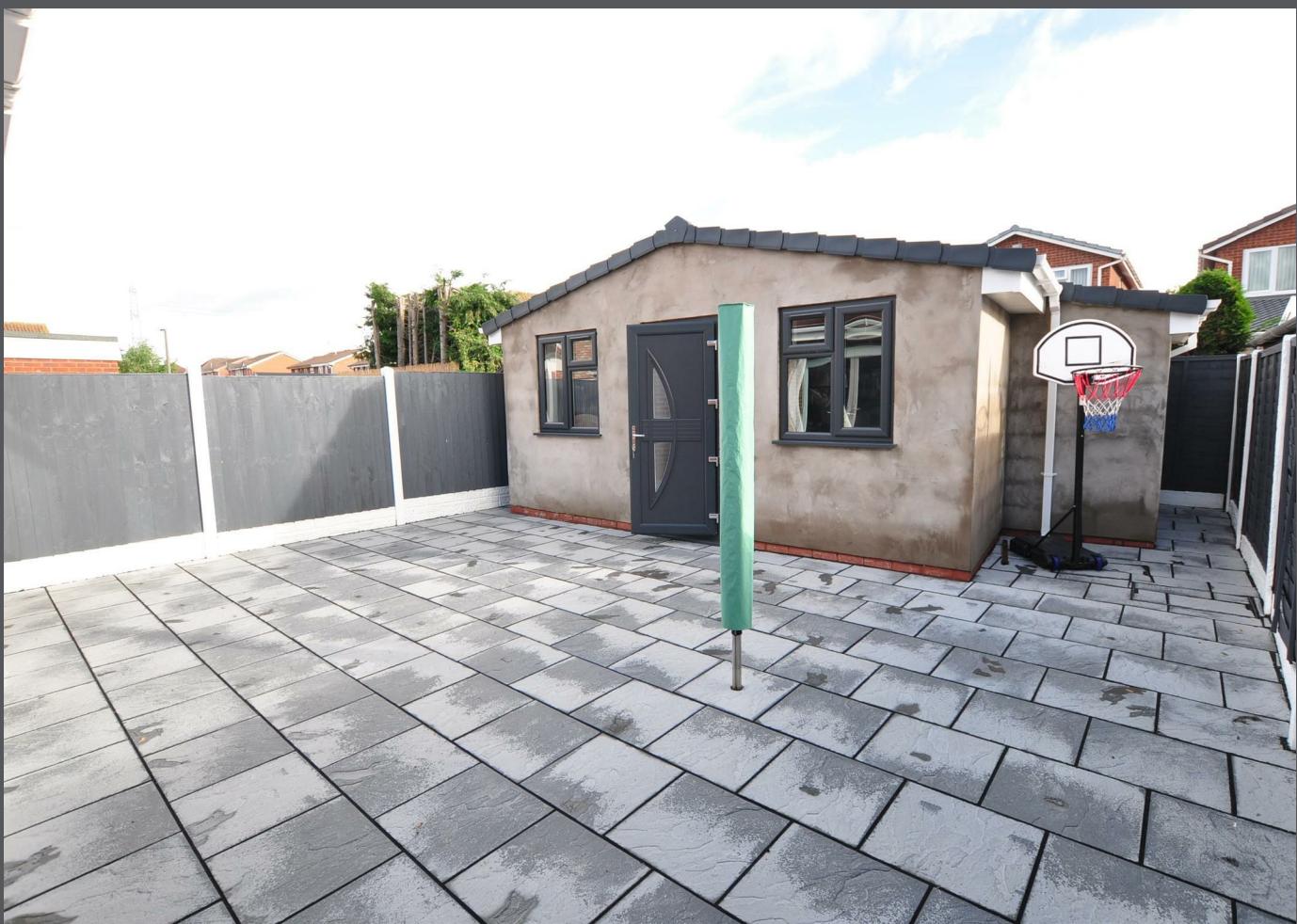
Sitting room 11'9" x 13'1" (3.6 x 4.0)

Central heating radiator, porcelain tiled floor, spotlights, door to wet room, double doors to garden and double glazed window to rear.









Kitchen 17'4" x 7'10" (5.3 x 2.4)

Spotlights, tiled flooring, breakfast bar, central heating radiator, range of wall and base units, stainless steel sink unit and drainer, integrated hob, walls part tiled, extractor fan, integrated microwave and oven, two double glazed windows to front and rear, door to front.

Wet room

Heated towel rail, tiled floor and walls, double glazed frosted window to side, spotlights, wash hand basin with storage beneath and mixer tap, extractor fan, shower unit.

First floor landing

Double glazed frosted window to side, built in storage cupboard housing combination boiler.

Bedroom one 8'6" x 11'5" (2.6 x 3.5)

Central heating radiator, two double glazed windows to front, built in wardrobe and storage space.

Bedroom two 8'2" x 8'6" (2.5 x 2.6)

Double glazed window to rear, central heating radiator.

Bedroom three 8'2" x 5'6" (2.5 x 1.7)

Central heating radiator, double glazed window to rear.

House bathroom

With w.c., wash hand basin with storage beneath, heated towel rail, walk in shower, shaver point, double glazed frosted window to side, extractor fan, spotlights, tiled floor and walls.

Rear garden

Low maintenance patio garden and large brick constructed outbuilding.

Outbuilding 11'1" x 18'4" (3.4 x 5.6)

Two double glazed windows to front, spotlights, access to further storage room.

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

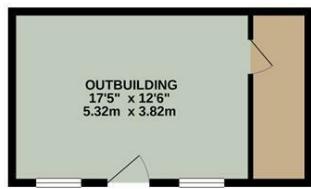
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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.

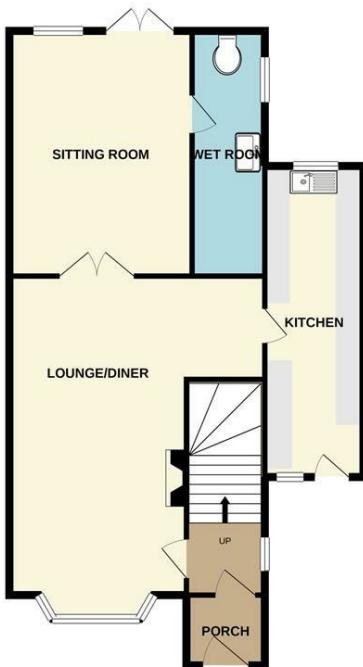
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

OUTBUILDING
272 sq.ft. (25.2 sq.m.) approx.



GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1673 sq.ft. (155.4 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 only 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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