



6 Longbank Road
Oldbury, B69 1JY

Offers In The Region Of £265,000

Property Description

A great opportunity to offer you this FOUR DOUBLE BEDROOM, semi detached style property, with a DETACHED DOUBLE GARAGE to the rear of the property and off road parking.

This property is abundant with space and is briefly comprising of; entrance hall, downstairs bathroom, front and rear reception rooms, fitted kitchen, first floor landing and four double bedrooms. There is further on street parking and front gardens to the front of the property, and an enclosed garden to the rear.

Situated just off the A4123 New Birmingham Road, the property's position is ideal for commutes into Dudley & The Merry Hill Intu shopping Centre and is in a great catchment area for local primary schooling. EPC - C / CT Band - A.

Location

Oldbury/Tividale, located in the borough of Sandwell, offers excellent transport links with the local motorway links and Langley train station all within easy reach.

Sandwell's headquarters are situated in Oldbury Town Centre.

Entrance Hall

Tiled throughout with stairs leading to first floor accommodation. Doors into downstairs bathroom, both reception rooms and fitted kitchen. Under stairs storage also available.

Downstairs Bathroom

Window to front. Three piece bathroom suite comprising of; paneled bath with mixer shower over, pedestal wash hand basin and low level WC installed. Heated towel rail. Partly tiled walls and tiled flooring.

Front Reception Room

Window to front. Fully carpeted.

Rear Reception Room

Access to rear via French patio doors. Laminate and tiled flooring laid with TV/telephone points installed. Dual log burner installed within recess.

Fitted Kitchen

Window to rear. A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, a freestanding Richmond Rangemaster oven/grill with a fitted extractor hood built over and dual plumbing for a freestanding dishwasher and washing machine. Window to rear and access to side. Partly tiled walls and tiled flooring.

Landing

Doors leading to all upstairs bedrooms. Loft access available. Window to side.

Bedroom One

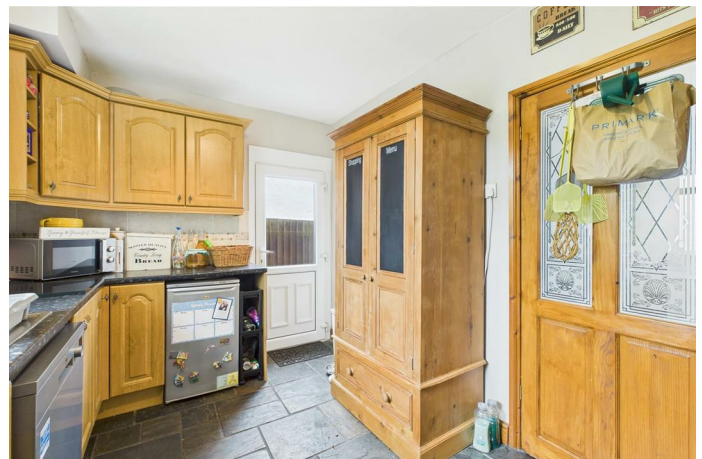
Window to rear.

Bedroom Two

Windows to front and side.

Bedroom Three

Window to rear.



Bedroom Four

Window to front. Fitted wardrobes installed with mirrored fronted sliding doors.

Double Garage

Front up and over door access via Hilton Road to the rear of the property. Off road parking available outside the main garage door. Rear access also available. Purpose built with electrics installed and an ideal space to house a large vehicle.

Rear of the Property

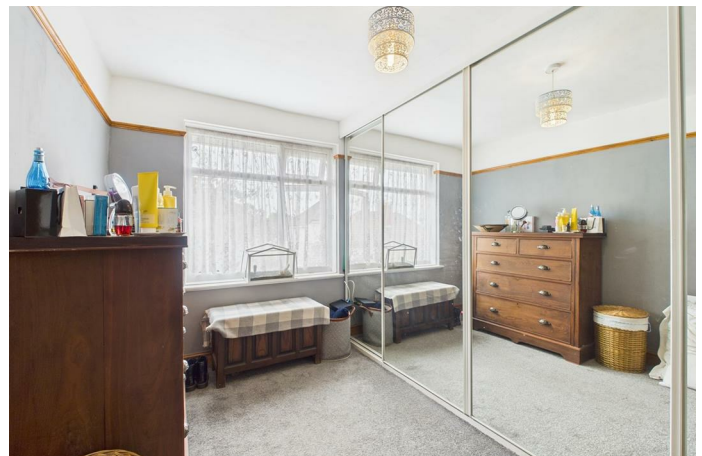
Slabbed patio area on entry, ideal for dining and/or drying. Side access available. Matured planting throughout within raised flower beds. Rear access available to the double garage.

Tenure

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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