



28 Junction Street South
Oldbury, B69 4ST

Asking Price £190,000

Property Description

Bloore King & Kavanagh Ltd are pleased to bring to market this three bedroom, Victorian mid terraced style property, boasting contemporary living throughout and close to local amenities and Langley park.

This spacious property is briefly comprising of; front and rear reception rooms, rear vestibule entrance, fitted kitchen, downstairs bathroom and three double bedrooms. Gas central heating and double glazing installed throughout.

On street parking is available to the front and there is a large garden enclosed to the rear. This property requires a viewing to fully appreciate it throughout. EPC - TBA / CT Band - A

Location

Langley Green is an area of the town of Oldbury, on the B4169 road, in the Metropolitan Borough of Sandwell, in the English county of West Midlands. The appropriate ward of Sandwell is simply called Langley.

Approach

Shared entry available to the front with access to no. 28 via the right hand side. Opening into:

Rear Reception Room (Dining)

Laminate flooring laid throughout with stairs leading to first floor accommodation. Patio doors opening to rear of the property. Coving. Understairs storage available and doors into front reception room and rear vestibule entry.

Front Reception Room (Lounge)

Coving. Windows to front. Electric fire with wooden surround over. Carpet laid.

Rear Vestibule Entry

Door into shared entry and double patio doors offering access to the rear of the property via side. Tiled flooring.

Fitted Kitchen

Good range of eye level and base units incorporating: built into counter ceramic sink unit, built in gas hob with extractor hood built over, built in electric oven/grill, built in fridge freezer, built in dishwasher and built in washing machine. Housing Worcester Bosch boiler on side wall within cupboard. Window to side. Tiled flooring.

Downstairs Bathroom

Four piece bathroom suite comprising; corner bath with mixer shower over, double shower cubicle with mains fed shower unit installed, vanity unit wash hand basin and low level flush WC. Heated towel rail installed. Fully tiled walls and tiled flooring. Window to side.

Landing

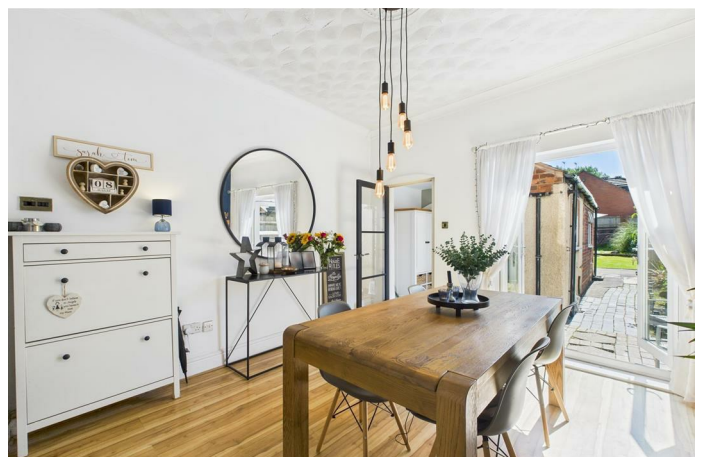
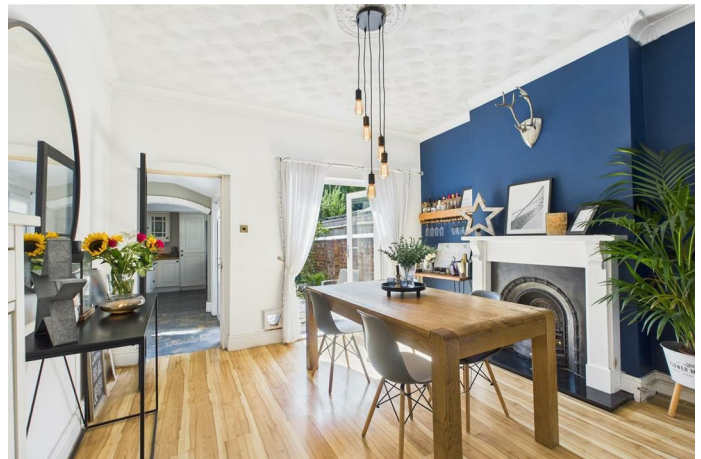
Built in storage available. Doors to all three bedrooms.

Bedroom One

Window to front.

Bedroom Two

Window to rear. Built in over stairs store. Loft access available.



Bedroom Three

Window to rear.

Rear of the Property

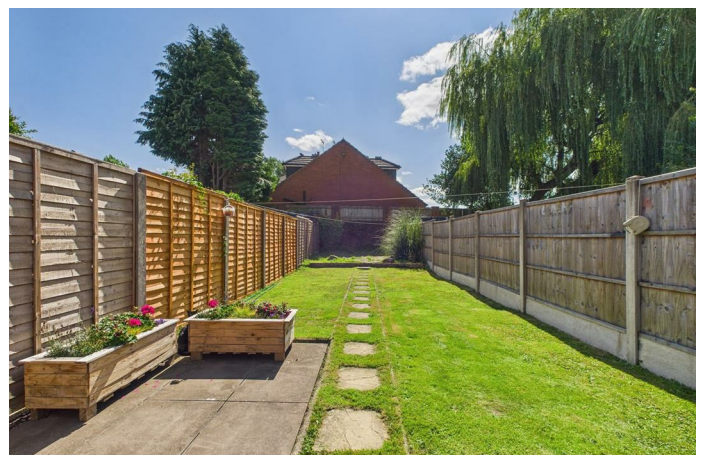
Block paved pathway leading to slabbed dining patio area at the rear of the property. Garden mainly laid to lawn with mosaic style slabbed pathway centrally laid leading to the rear.

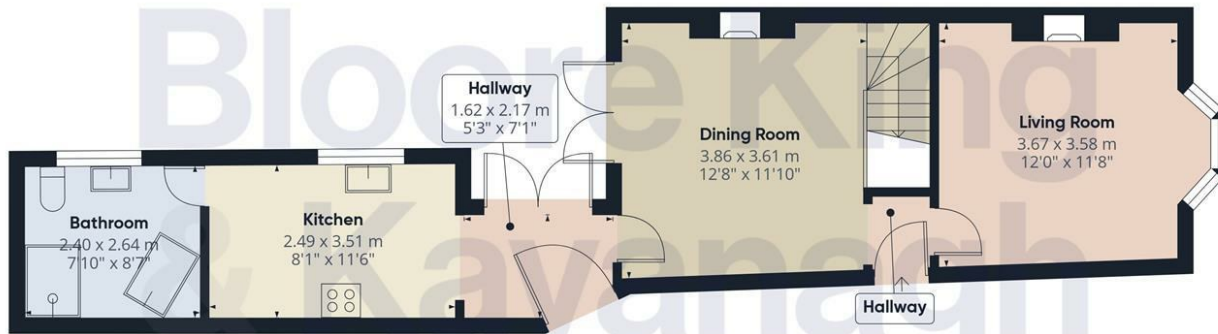
Freehold

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾
81.2 m²
874 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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