



Bloore King & Kavanagh

Sales & Lettings



98 Yardley Close
Oldbury, B68 9DG

Offers In The Region Of £190,000

The Property

A well presented THREE BEDROOM property with gated off road parking to the rear.

This lovely family home has gas central heating, double glazing and briefly comprises: entrance hall with cloaks cupboard, a spacious dual aspect through lounge diner, kitchen, rear lobby, downstairs WC, three bedrooms and a family bathroom.

To the pedestrianised frontage has a lawned garden with pathway leading to the front door. To the rear is a fully enclosed garden with patio seating area, lawn and gravelled area. There are double wooden gates leading to the hard standing drive providing off road parking.

EPC: C // Council Tax Band: B

Location

Oldbury, 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 and there are plenty of shops, excellent schools and amenities.

Frontage

The front of the property is pedestrianised with lawns and pathway leading to the front door.

Entrance Hall

Cloaks cupboard. Stairs rise to the first floor.

Kitchen

A good range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer, integrated gas hob and integrated electric oven beneath. Understairs cupboard, further larder cupboard, window to the rear and a door leads to the rear lobby. Laminate flooring.

Rear Lobby

A range of units and worktop. Doors to WC and rear garden.

Downstairs WC

WC and wash hand basin. Window to the side. Laminate flooring.

Lounge

A wonderful spacious dual aspect lounge diner with window to the front and double french doors lead out to the rear garden.

Landing

Doors to all first floor rooms. Airing cupboard.

Bedroom One

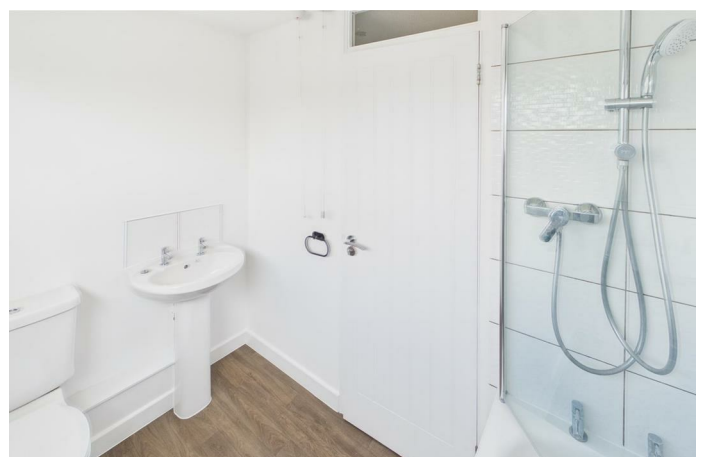
Window to the front. Access to the loft space which is boarded and insulated.

Bedroom Two

Window to the rear.

Bedroom Three

Window to the front. Over stairs cupboard.



Family Bathroom

A three piece suite comprising: pannelled bath with shower over, pedestal wash hand basin and low level WC. Window to the rear. Laminate floor.

Rear Garden

A fully enclosed garden to the rear laid to lawn with patio seating area and graveled area to the rear. There is a gated driveway providing off road parking.

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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