



16 Kenilworth Road, Oldbury, B68 0ND
Offers In The Region Of £240,000

A traditional three bedroom semi detached style property, situated in close proximity to convenient amenities and offering a short commute into Birmingham city Centre.

Requiring updating throughout, this property is briefly comprising of; porch, entrance hall, through lounge diner, sunroom, fitted kitchen, side entry, first floor landing, three bedrooms and a refitted shower room.

Also benefitting from off road parking to the front, an enclosed rear garden and a detached garage to the rear of the property. Offering no upward chain and available to view immediately.

EPC - D / CT Band - C

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Location

The centres of Oldbury, Harborne and Quinton are all close by with plenty of shops and amenities. Junction 3 of the M5 is only a short distance to the property giving access to the general motorway network. It is in Sandwell district.

Approach

Block paved sloping driveway to front suitable for one large vehicle. Small corner plot garden with shrubbery. Access to front porch and side entry.

Porch

Sliding door and windows to front. Laminate flooring laid. Door into:

Entrance Hall

Stairs leading up to first floor accommodation. Security alarm installed. Coving and understairs cupboard available. Door into through lounge diner and opening into fitted kitchen. Window to side.

Through Lounge Diner

Window to front. Gas fire installed with marble surround. Coving. Sliding door into sunroom.

Sunroom

Laminate flooring laid. Windows to side and rear. Additional access available to the rear (inoperable currently).

Fitted Kitchen

Good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, built in gas hob with extractor over and an integral electric oven/grill. Built in recess available for tall freestanding fridge freezer. Window to rear. Partly tiled walls and tiled flooring. Side door into:

Side Entry

Access via front and rear of the property. Under recess available for storage. Plumbing for a washer installed. Windows to side and rear.

Landing

Window to side. Loft access available. Doors to all upstairs rooms.

Bedroom One

Window to rear. Fitted wardrobes and drawer units installed.

Bedroom Two

Window to front.

Bedroom Three

Window to rear. Fitted wardrobes installed.

Refitted Shower Room

Window to side. Three piece suite comprising of; low level flush WC, vanity unit wash hand basin and a double shower cubicle with mains fed shower unit installed. Partly tiled walls and vinyl flooring. Heated towel rail installed on wall.

Rear of the Property

Large slabbed dining patio & drying area, with steps leading down to rear garden mainly laid to lawn having some shrubbery on it's borders. Further steps lead down to rear access to detached garage.

Garage

Located at the rear of the garden. Access via up and over door to front and rear access also available. Smaller workshop to rear with an opening into a larger garage space with electrics installed. Eaves storage potential.

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

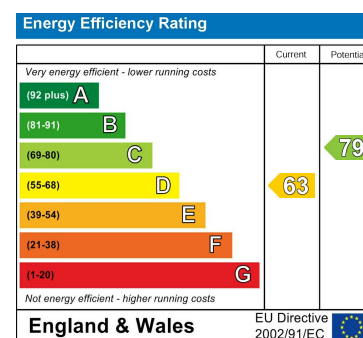
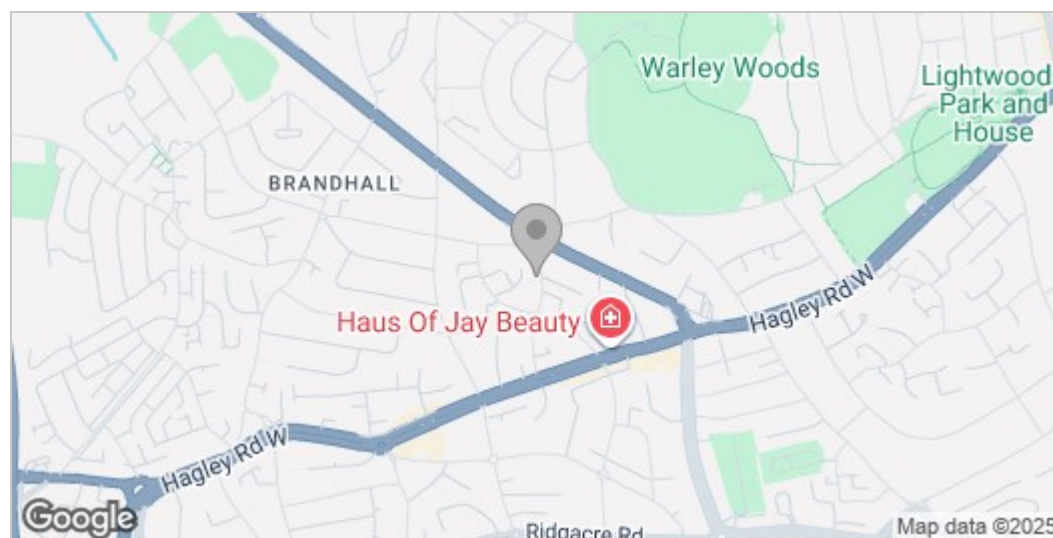
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture 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 Plan



Area Map



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