Bloore King & Kavanagh
Sales & Lettings









2 Johnsons Grove

Oldbury, B68 0DU

Asking Price £310,000

The Property
Situated in a cul de sac position is this very well presented two bedroom bungalow with garage and conservatory.

This lovely bungalow has gas central heating, double glazing and briefly comprises: entrance hall, separate WC, kitchen, spacious lounge, conservatory, two bedrooms, wet room and garage.

To the front of the property is a tarmac driveway providing parking for three to four cars and there is a low maintenance fully enclosed garden to the rear with gated side access.
EPC: D // Council Tax Band: D (Sandwell)

Location
The property is situated in an lovely cul de sac position in Oldbury close to Quinton Centre. There are excellent transport links with the main Hagley Road West close by giving access to Birmingham City. There are plenty of shops, amenities and schools all within easy reach.

Frontage
To the front of the property is a tarmac driveway providing ample off road parking for three/four vehicles. There is access to the garage and a gated side entrance leading to the rear garden.

Porch
Door to entrance hall

Entrance Hall
Doors to kitchen, WC and lounge.

Cloakroom/WC
Low level WC and corner wash hand basin. Window to the front into porch.

Kitchen
A good range of eye and low level units incorporating: sink and drainer, integrated induction hob with extractor over and electric oven beneath. Integrated fridge freezer. Space and plumbing for a washing machine. Window to the side. Door leads to the side passage. Tiled flooring.

Lounge
A spacious lounge with feature electric fire and surround. Bow window to the front.

Conservatory
Spacious conservatory with double doors leading out to the rear garden.

Inner Hall
Airing cupboard.

Bedroom One
Door to conservatory.

Bedroom Two
Window to the rear into conservatory.









Shower Room (Wet Room)
A three piece suite comprising: low level WC, pedestal wash hand basin and shower with screen. Window to the side.

Garage
Electric roll up door. Power and light. Recently rewired with 8 power point sockets included.

Rear Garden
A low maintenance fully enclosed rear garden with high quality astro turf. Side passage leads to the gated access leading to the front.

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.













Approximate total area(1)

74 m²

796 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.

GIRAFFE360

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.

8 Hagley Road
Halesowen
West Midlands
B63 4RG

www.bloorekingkav.co.uk
0121 550 4151
info@bandk.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements