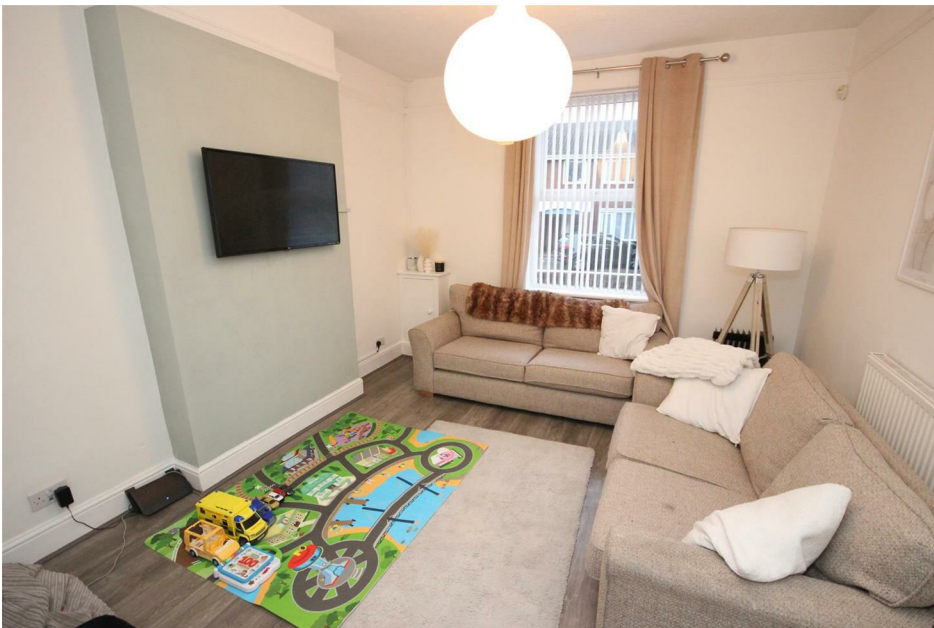




# Bloore King & Kavanagh

Sales & Lettings



**427 Moat Road**  
Oldbury, B68 8EJ

**Offers In The Region Of £204,950**

## Property Description

We are happy to present this two bedroom semi detached style property in B68 Oldbury, West Midlands. Close to the Wolverhampton Road and offering a short commute to junction 2 of the M5 motorway, Birchley island.

The property is briefly comprising of; lounge, open dining area through to fitted kitchen, cellar, two bedrooms and an upstairs bathroom. Gas central heating and double glazing are installed throughout.

On street parking is available to the front and the property also benefits from an enclosed garden with relevant side access. Offering NO UPWARD CHAIN. EPC - D / CT Band A

## Approach

Steps from Moat Road leading up to a small pathway offering access to the property from the side, and access to the garden via the side gate.

## Entrance Hall

## Cellar

NOT MEASURED (NOT MEASURED)

## Lounge

4.04m x 3.60m (13'3" x 11'9")  
Window to front.

## Open Dining Area

4.03m x 4.56m (13'2" x 14'11")  
Window to side. Opening through to:

## Fitted Kitchen

3.57m x 2.74m (11'8" x 8'11")  
Good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, freestanding electric cooker with fitted extractor hood over and plumbing for a washer. Access and window to side.

## Bedroom One

4.04m x 3.60m (13'3" x 11'9")  
Window to front.

## Bedroom Two

4.04m x 2.30m (13'3" x 7'6")  
Window to side.

## Bathroom

2.14m x 2.15m (7'0" x 7'0")  
Three piece white bathroom suite comprising of; low level flush WC, pedestal wash hand basin and bath with mains fed shower unit installed over. Window to rear.



## Garden

Block paved dining patio area with a further block paved pathway leading up to a larger area laid to lawn at the very rear of the garden. Additional outside store available.

## 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.



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