29 Barnford Hill Close, OLDBURY, B68 8ES
Offers in the Region of £189,950
An opportunity to acquire a detached property situated within the popular Westmead Development constructed by Whittingham Homes off Moat Road offering good sized four bedroomed family accommodation. The detached is well located close to Barnford Hill Park providing excellent recreational facilities, there is also Langley Swimming Centre close by on Vicarage Road. Good public transport service links are located on Joinings Bank and Causeway Green Road together with further links on the nearby Wolverhampton Road into Birmingham City Centre, Wolverhampton and Dudley. Langley Railway Station is situated less than a mile provides access to Stourbridge and Birmingham City Centre. Junction 2 of the M5 Motorway is also within one mile, providing easy access to national and motorways.

The detached now being offered for sale is constructed in brick under a well pitched tiled roof, set back from the roadside behind a block paved driveway with Copper Beech tree providing off road parking for numerous vehicles and shaped beds containing mature seasonal low level shrubs. The block paved driveway extends down to the side of the property, where car port and concrete standing area extending to detached garage. are located.

Access to the property is through a recessed front entrance with tiled flooring and light point. A hardwood entrance door with obscure double glazed panels opens into:

**RECEPTION HALL**
Double glazed window and stained wooden window sill, heating vent

**W.C.**
Low flush cistern and toilet, pedestal wash hand basin, ceramic tiled splash over, obscure double glazed window, burglar alarm panel, ceramic tiled floor, heating vent

Connecting door from hall to

**LOUNGE** - 20'3 x 11'4 max (6.17m x 3.45m max)
Double glazed bow window to front having stained wooden display shelf, gas fire point, raised marble hearth with fitted wooden mantel over, central heating vent, ceiling light point, double glazed sliding patio doors opening onto rear garden, central heating thermostat control, connecting doorway to

**DINING KITCHEN** - 12'6 x 12'5 (3.81m x 3.78m)
Divided into two distinct areas comprising of:

**KITCHEN**
Fitted kitchen on three sides comprising of Oak faced cupboards comprising floor units on three sides including integrated NEF dishwasher and space with plumbing
for washing machine, ceramic tiled work top surface over containing inset one and half bowl sink unit with hot and cold mixer tap, four ring Creda electric hob, Creda electric fan assisted oven below, integrated upright fridge concealed in larder storage cupboard, ceramic tiled splashes extending from work top surface to matching high level storage cupboards with open ended shelf display, leaded display panel, under cupboard lighting and extractor above hob, additional unit run including wine rack, two drawer stack units and open ended shelf display, additional electric fan assisted oven with ceramic tiled work surface over forming dividing breakfast bar, double glazed window overlooking rear garden, double glazed window and door to side providing access to car port, ceramic tiled floor extending into:

**DINING AREA**

Ceiling light point, heating vent, built in storage cupboard with louvre facing door containing Johnson & Starley Modairflow Series 2 gas blow air central heating boiler with built in time clock and controls.

Staircase extending from reception hall with newel posts and ranch style balustrade to first floor landing, access to loft space, airing cupboard, fitted hot water cylinder, slatted shelf and pump for power shower

**BEDROOM 1** - 11'7 x 10'5 (3.53m x 3.18m)
Double glazed window, stained wooden window sill, heating vent, cupboard over stairwell containing two stainless steel hanging rails and fitted shelf over

**BEDROOM 2** (front) - 11'6 x 10'7 (3.51m x 3.23m)
Double glazed window, stained wooden window sill, central heating radiator, heating vent, fitted cupboard over staircase with single stainless steel hanging rail and shelf over

**BEDROOM 3** (rear) - 8'7 x 6'9 (2.62m x 2.06m)
Double glazed window, stained wooden window sill, heating vent

**BEDROOM 4** - 8'7 x 7'4 (2.62m x 2.24m)
Double glazed window, stained wooden window sill, heating vent

**BATHROOM** - 8'5 x 6'8 min x 9'6 max (2.57m x 2.03m min x 2.9m max)
Modern white suite comprising panelled bath with side grip handles, separate shower cubicle set into recess, stainless steel sliding opening doors, wall mounted thermostatically controlled power shower, pedestal wash hand basin, close coupled W.C. and toilet cistern, fully white tiled ceramic walls containing three mosaic vertical tile reliefs, double glazed window, halogen down lighters to ceiling
OUTSIDE

GARAGE - 18'0 x 8'3 (5.49m x 2.51m)
Brick construction, metal up and over door, obscure glazed window to rear and fitted shelving

Connecting part glazed door from car port into

Rear garden, block paved patio extending to the full width of the property including outside cold water tap, patio extends to the right past of the side of the garage with two outside light points, lawn area with shaped borders containing mature shrubs, plants and large Acer plant, conifer screen hedge to the rear, pathway extends with step down to concrete block and brick built slabb ed wall gardening area containing hexagonal aluminium greenhouse

TENURE
The agents are advised that the property is freehold but they have not checked the legal documents to verify this. Confirmation should be obtained by reference to the Title Deeds.

SERVICES & APPLIANCES
The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order of fit for purpose. The buyer should obtain confirmation from their solicitor or surveyor. Vacant possession on completion

VIEWING
By arrangement with the selling agent

FIXTURES & FITTINGS
Excluded from the sale unless referred to herein
Our aim at Tom Giles & Co is to help you move home successfully. The level of service you can expect from a professional estate agent is:

- **Internet advertising**
  The first choice for buyers searching for a new home is the internet, our properties are advertised on Rightmove, Zoopla, teamprop.co.uk together with our own professional designed website tomgiles.net

- **Mailing Lists**
  Your property will be multi listed throughout the team network of estate agents within 24 hours of marketing with all applicants on our mailing lists receive text alerts and weekly email updates.

- **Newspaper Advertising**
  All properties are advertised on a regular basis within the Sandwell Express & Star and Sandwell Chronicle

- **Quality Sales Brochures**
  Professionally designed sales brochures advertising your property to its best advantage

- **Feedback**
  All viewings are followed up and reported back to our clients keeping you informed of sales progress on a regular basis

- **Experienced Sales Team**
  Our sales team have first class knowledge of the area with excess of 100 years expertise of marketing in property within the area

Where to find us

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