

Grove.

FIND YOUR HOME



3 Kempsey Close
Oldbury,
West Midlands
B69 1DN

Offers Over £350,000

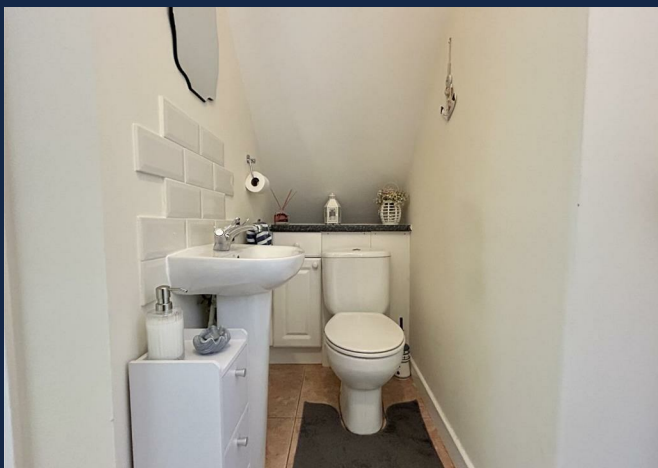


On Kempsey Close, Oldbury, this four-bedroom detached house offers accessibility to local amenities, making it an attractive choice for families and professionals alike. One of the standout features of this home is parking to accommodate multiple vehicles.

The property comprises of a block paved driveway and stone chipping side access with double opening gates. Inside, the property comprises of an entrance porch leading into the lounge. The lounge offers double opening doors into the kitchen-diner and stairs to the first floor. The open plan family room boasts a modernised kitchen, double opening doors into the conservatory and its own utility and downstairs w.c.. The w.c. also gives access into the garage. Upstairs are four bedrooms and a family bathroom. There is an additional shower room that is an en suite to the master bedroom. Outside is a lawn and patio area with side access.

This house on Kempsey Close presents an excellent opportunity for those seeking a comfortable and practical living space in a well-connected location. Whether you are looking to buy or rent, this property is sure to meet your needs and expectations. JH 3/06/2025 V3 EPC=C







Approach

Via block paved driveway, stone chipping beds to side, further gated stone chipping area to side.

Porch

Double glazed double opening doors to porch, gas and electric meters, obscured double glazed door into the lounge.

Lounge 16'4" x 11'1" (5.0 x 3.4)

Double glazed window to front, central heating radiator, coving to ceiling, double opening doors to kitchen diner, stairs to first floor accommodation.

Kitchen diner 13'9" x 20'0" (4.2 x 6.1)

Double glazed double opening doors to conservatory, double glazed window to rear, double glazed obscured door to side, two central heating radiators, matching wall and base units, integrated oven, gas hob, extractor, square top work surfaces, splashback tiling to walls, central heating boiler, one and a half bowl sink with mixer tap and drainer, space for dishwasher, breakfast bar island, door to w.c.

Conservatory 9'2" x 7'6" (2.8 x 2.3)

Double glazed French doors to rear garden, double glazed windows to surrounds, vertical central heating radiator.









Downstairs w.c.

Low level flush w.c., pedestal wash hand basin with mixer tap, splashback tiling, double glazed obscured window to side, door to garage and utility room.

Utility 3'3" x 6'2" (1.0 x 1.9)

Coving to ceiling, central heating radiator, space for washing machine and tumble dryer.

Garage 8'2" x 17'0" (2.5 x 5.2)

Up and over door and power.

First floor landing

Double glazed obscured window to side, central heating radiator, loft access with stairs and partial boarding, coving to ceiling, doors leading to bedrooms, bathroom and airing cupboard.

Master bedroom 13'1" max 8'10" min x 11'9" (4.0 max 2.7 min x 3.6)

Double glazed window to the front, central heating radiator, coving to ceiling, door to en-suite.

En-suite

Tiling to walls, double glazed window to side, vertical central heating radiator, corner shower, pedestal wash hand basin, low level flush w.c.

Bedroom two 10'5" max 8'10" min x 11'9" (3.2 max 2.7 min x 3.6)

Double glazed window to rear, central heating radiator, coving to ceiling.

Bedroom three 7'10" x 14'1" (2.4 x 4.3)

Double glazed window to front, central heating radiator, decorative coving to ceiling.

Bedroom four 7'10" x 10'5" (2.4 x 3.2)

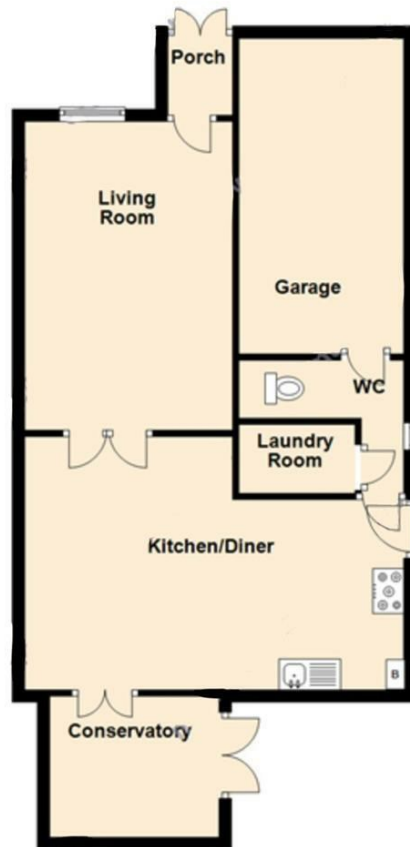
Double glazed window to rear, central heating radiator, coving to ceiling.

Family bathroom

Double glazed obscured window to side, tiling to walls, coving to ceiling, vertical central heating radiator, low level flush w.c., pedestal wash hand basin, built in bath with mixer tap, electric shower head over.

Ground Floor

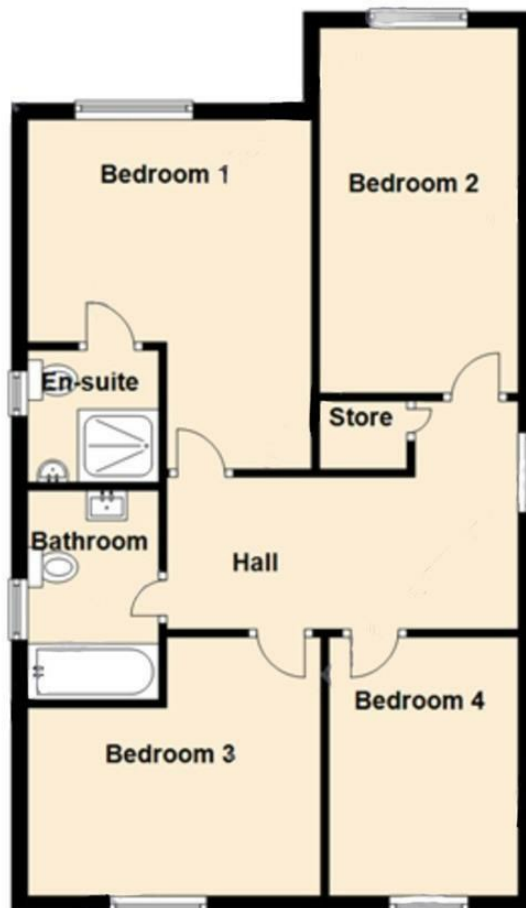
Approx. 64.6 sq. metres (695.7 sq. feet)



Total area: approx. 115.0 sq. metres (1237.3 sq. feet)

First Floor

Approx. 50.3 sq. metres (541.6 sq. feet)



Rear garden

Slabbed patio area with slabbed pathway to rear of garden, stone chipping area and artificial lawn, access to front from both sides of the property.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is C

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the

marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.