

Grove.

FIND YOUR HOME



Grasmere, 11 Hadzor Road
Warley,
Oldbury,
West Midlands
B68 9LA

Offers In Excess Of £550,000



On the desirable Hadzor Road in Oldbury, this charming detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property offers ample space for relaxation and privacy. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. The location of Hadzor Road is ideal, providing easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. To the rear of the property, behind a secure fence, is the historical landmark of Warley Water Tower, which offers a rural feel to the property.

The property comprises of a tarmac driveway wrapping around the side of the property, and lawn. Block paved steps provide access to the front porch, which offers a skylight window and stained glass door into the grand reception hall, large enough to be used as a reception room at the heart of the property. The kitchen, dual aspect lounge-diner, utility/downstairs w.c. can be accessed via this hall. The stairs reach to the first floor landing, providing access to four bedrooms and a family bathroom. The rear garden offers lawn, patio and a garage. Behind the garden is the historical water tower.

The picturesque Warley Woods with its 9 hole golf course and nearby Lightwoods Park are very close to hand. Being located just off the Hagley Road junction, public transport links and the M5 are also close by for commuters. The property is a short distance away from a number of excellent primary and secondary schools. The university of Birmingham is also within easy reach.

With its combination of space, comfort, and convenience, this detached house is a wonderful opportunity for anyone looking to settle in Oldbury. Don't miss the chance to make this delightful property your new home. JH 07/04/25 EPC =C







Approach

Via tarmacadam driveway with stone paved apron and border, leading down to the side of the property via double gates leading to garage/outbuilding in rear garden, further side access via pathway and gate to the other side of the property, lawn area, block paved step to double glazed front door with windows to surround in the porch which has under floor heating, vertical central heating radiator and velux skylight. Stained glass door into entrance hall.

Entrance hall/reception room 12'1" x 13'1" max 12'1" min (3.7 x 4.0 max 3.7 min)

Two double glazed windows to side with one being obscured, under floor heating, doors leading to lounge, diner, kitchen and utility/w.c., central heating radiator, under floor heating, stairs to first floor, under stairs storage, feature fireplace with log burner, coving to ceiling.

Utility/w.c.

Double glazed window to side, double glazed obscured window to rear, vertical central heating radiator, low level flush w.c., wash hand basin with mixer tap, space for washing machine, further central heating radiator, archway into the main utility area having butler sink with mixer tap, central heating boiler, tiled floor and space for tumble dryer.

Kitchen 16'0" max 9'6" min x 11'1" max 7'2" min (4.9 max 2.9 min x 3.4 max 2.2 min)

Double glazed window to rear, double glazed door to rear garden, matching wall and base units, roll top surface over, single sink with mixer tap and drainer, integrated oven, space for microwave within the cupboards, gas hob, extractor, space for dishwasher, space for American style fridge freezer, central heating radiator.











Dining area 11'5" x 10'9" (3.5 x 3.3)

Double glazed window to side, central heating radiator, coving to ceiling, solid oak flooring.

Lounge area 15'8" x 12'1" (4.8 x 3.7)

Double glazed window to front, central heating radiator, coving to ceiling solid oak flooring.

First floor landing

Coving to ceiling, two storage cupboards, central heating radiator, doors to bedrooms and family bathroom, solid oak flooring.

Bedroom one 15'5" x 12'1" (4.7 x 3.7)

Double glazed window to front, two central heating radiators, fitted wardrobes, solid oak flooring.

Bedroom two 12'1" x 11'5" (3.7 x 3.5)

Double glazed window to side, central heating radiator, fitted wardrobes, solid oak flooring.

Bedroom three 11'1" x 9'2" (3.4 x 2.8)

Double glazed window to rear, central heating radiator, fitted wardrobes, solid oak flooring.

Bedroom four 7'2" x 8'2" (2.2 x 2.5)

Double glazed window to front, central heating radiator, solid oak flooring.

Family bathroom

Two double glazed obscured windows to rear, vertical central heating towel rail, w.c., pedestal wash hand basin with mixer tap, freestanding claw foot bath with mixer tap and separate corner showers, loft access.

Rear garden

Tarmac area leading from the drive, block paved patio area with block paved steps up to lawn area, access to garage/outside store, side access to front and electrical sockets.

Garage 32'1" x 8'6" (9.8 x 2.6)

Having power, up and over door.

AGENTS NOTE: The garage has an asbestos roof.

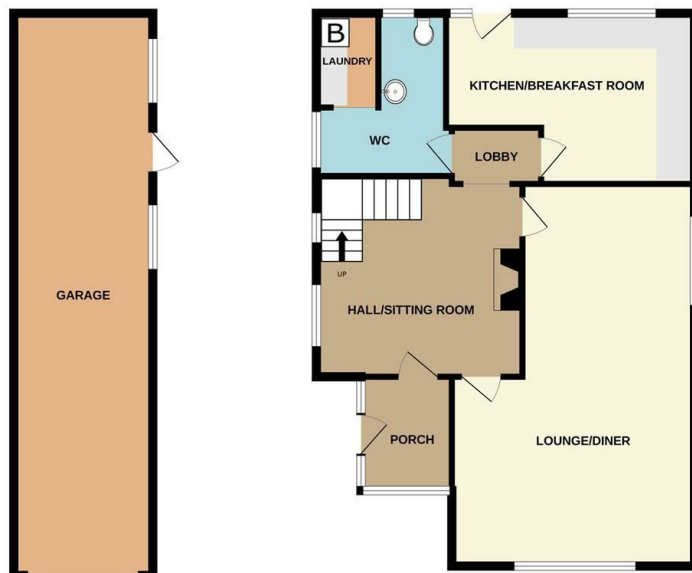
Tenure

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.





GROUND FLOOR
1119 sq.ft. (104.0 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1831 sq.ft. (170.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Banding Tax Band is

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.

Key Features

- * Four bedroom detached house
- * Impressive plot with large driveway and tandem garage
- * Close to the Warley Woods
- * Generous front and rear gardens
- * Utility and downstairs w.c.
- * Well placed for local transport links

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.