

# Grove.

FIND YOUR HOME



14 Marshall Road  
Old Warley,  
Oldbury,  
West Midlands  
B68 9ED

Offers In The Region Of £290,000



On Marshall Road in Oldbury, this semi-detached house presents an excellent opportunity for families. Oldbury offers friendly community and convenient amenities, making it an ideal location for those seeking a balance of suburban tranquillity and urban accessibility. With local shops, transport links, schools, and parks nearby, this property is perfectly situated to cater to all your needs.

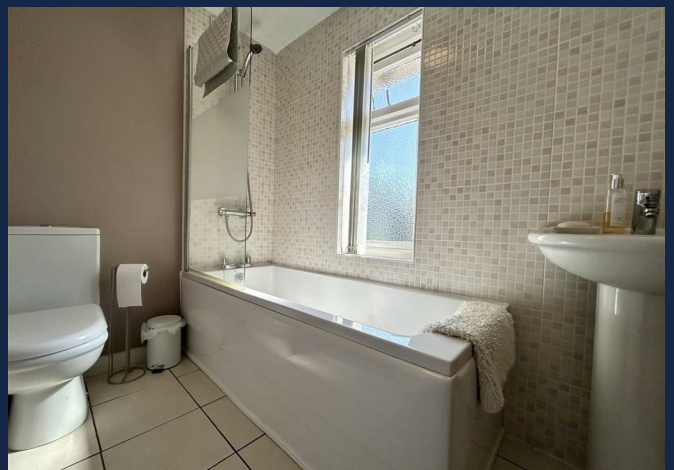
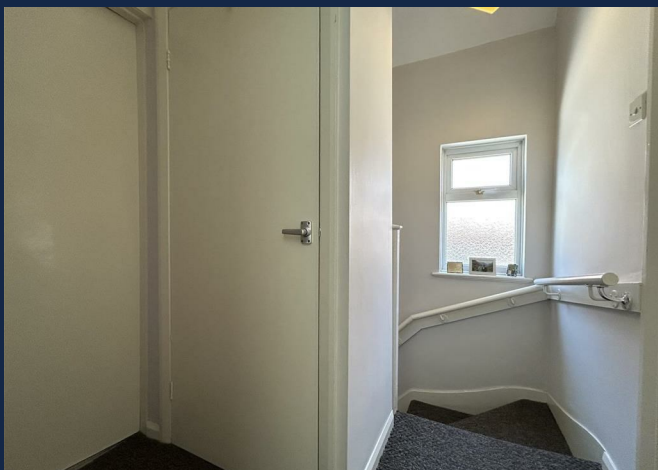
The property offers parking and side access to the front. Inside, property briefly comprises of an entrance porch and hall, reception room, kitchen, downstairs w.c. and conservatory. Upstairs are three bedrooms and a family bathroom. The garden is spacious and lawned with space for shed.

In summary, this semi-detached house on Marshall Road is a wonderful opportunity to create a warm and welcoming home. With its spacious bedrooms, inviting reception area, and practical parking, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own. JH 10/04/2025













#### Approach

Via block paved driveway with slabbed step to double glazed front door leading into porch.

#### Porch

Double glazed windows to surround and further double glazed obscured door into entrance hall.

#### Entrance hall

Central heating radiator, stairs to first floor accommodation, fuse box, doors to lounge, kitchen, under stairs storage with obscured window and door to further hall leading to conservatory and downstairs w.c.

#### Front reception room

Double glazed bay window to front, central heating radiator.

#### Kitchen

Double glazed window facing the conservatory, central heating radiator, matching wall and base units with square top over, central heating boiler, hob, sink with mixer tap and drainer, integrated oven, splashback tiling to walls, extractor, space for tumble dryer.

#### Downstairs w.c.

Low level flush w.c., vertical central heating radiator, double glazed obscured window to conservatory, wash hand basin.











#### Conservatory

Double glazed doors to rear garden and double glazed windows to surround.

#### First floor landing

Double glazed obscured window to side, loft access with steps, doors radiating to airing cupboard, family bathroom and bedrooms.

#### Family bathroom

Double glazed obscured window to rear, low level flush w.c., bath with shower over, pedestal wash hand basin with mixer tap, central heating radiator.

#### Bedroom one

Double glazed window to front, central heating radiator.

#### Bedroom two

Double glazed window to rear, central heating radiator.

#### Bedroom three

Double glazed window to front, central heating radiator.

Agents Note; There is a stair bulk head in this room.

#### Rear garden

Slabbed pathway through garden with lawn to either side, spaces for shed and further lawn to rear.

#### 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 B

#### 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.

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