Grove.

FIND YOUR HOME

378a Hagley Road West

Oldbury,

West Midlands

B68 0DL

Offers In The Region Of £450,000

Situated on the sought-after Hagley Road West in Oldbury, this bespoke semi-detached home offers a spacious and versatile layout, ideal for modern family living. Boasting four double bedrooms, off-road tandem parking, and multiple reception areas, the property provides an excellent blend of comfort and functionality. Its convenient location places it within easy reach of local amenities, reputable schools, and key transport links, making it a perfect choice for those seeking both tranquillity and accessibility.

The home is approached via a gated pathway with a neatly maintained front lawn, while the rear tandem parking is accessed from Birch Lane. Upon entering, you are welcomed into a spacious entrance hall that leads to a variety of living spaces including a study or additional sitting room, a bright conservatory, and a well-proportioned lounge. At the heart of the home lies an impressive open-plan kitchen and living area, complete with a utility space, wet room, and separate W.C., offering excellent scope for both everyday living and entertaining. Upstairs, the property continues to impress with four generously sized double bedrooms. The master bedroom benefits from its own private en-suite, while a modern family shower room serves the remaining rooms. The rear garden is mainly laid to lawn and features gated access to the tandem parking area, enhancing both practicality and privacy.

In summary, this distinctive semi-detached property on Hagley Road West presents a fantastic opportunity for those looking to establish a home in Oldbury. With its spacious interior, modern amenities, and prime location, it offers a lifestyle of convenience and comfort—not to be missed. JH 29/08/2025 V1 EPC=D








Approach
Via slabbed pathway with front lawn and hedges, side access via gate, front door leading to entrance hall.

Entrance hall
Double glazed window to front, central heating radiator, cupboard housing electric meter, doors to study, front reception room and conservatory.

Conservatory 8'2" x 11'9" (2.5 x 3.6)
Windows to surround and door to rear.

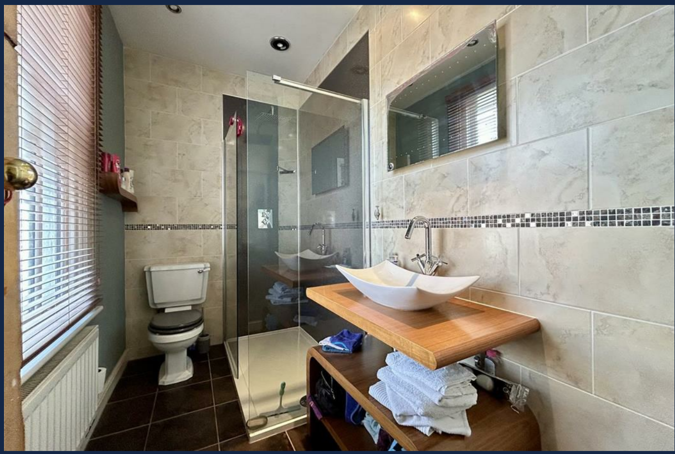
Diner 9'6" min 9'10" max x 15'8" (2.9 min 3.0 max x 4.8)
Double glazed sash window to the front, window to rear, central heating radiator.

Lounge 15'8" x 14'5" (4.8 x 4.4)
Double glazed sash window to front, central heating radiator, picture rail, feature fireplace, door to open plan kitchen diner.

Open plan kitchen diner 12'1" x 26'6" (3.7 x 8.1)
Multi fuel log burner, fitted storage, three double glazed sash windows to side, double glazed window to other side, inset ceiling spotlights, base units with square top surface over, integrated drainer, double butler sink with mixer tap, splashback tiling, space for oven, door into the utility, central heating radiator and floor air blower.


REMEMBER AS FAR AS
EVERYONE KNOWS
WE ARE A NICE
NORMAL FAMILY
SMEG
Happy Mother's Day
Nanny


SMEG



Utility 11'9" x 7'10" (3.6 x 2.4)
Two windows to side, window to rear, central heating radiator, base units with roll top surface over, space for washing machine, space for tumble dryer, central heating boiler, sliding doors to fitted storage, door to downstairs wet room and downstairs w.c.

Downstairs wet room
Window to the side, electric shower, pedestal wash hand basin.

Separate w.c.
Window to rear and w.c.

First floor landing
Double glazed sash window to front, doors into bedroom four and shower room, further door to inner hall which leads to bedroom two and a door to further hallway leading to bedroom one and three.

Hallway
Central heating radiator, double glazed sash window to side.

Family shower room
Double glazed obscured window to rear, central heating radiator, inset ceiling light points, w.c., monsoon shower, wash hand basin with mixer tap.

Bedroom four 10'5" max 9'6" min x 10'2" (3.2 max 2.9 min x 3.1)
Double glazed sash window to front, picture rail, central heating radiator.

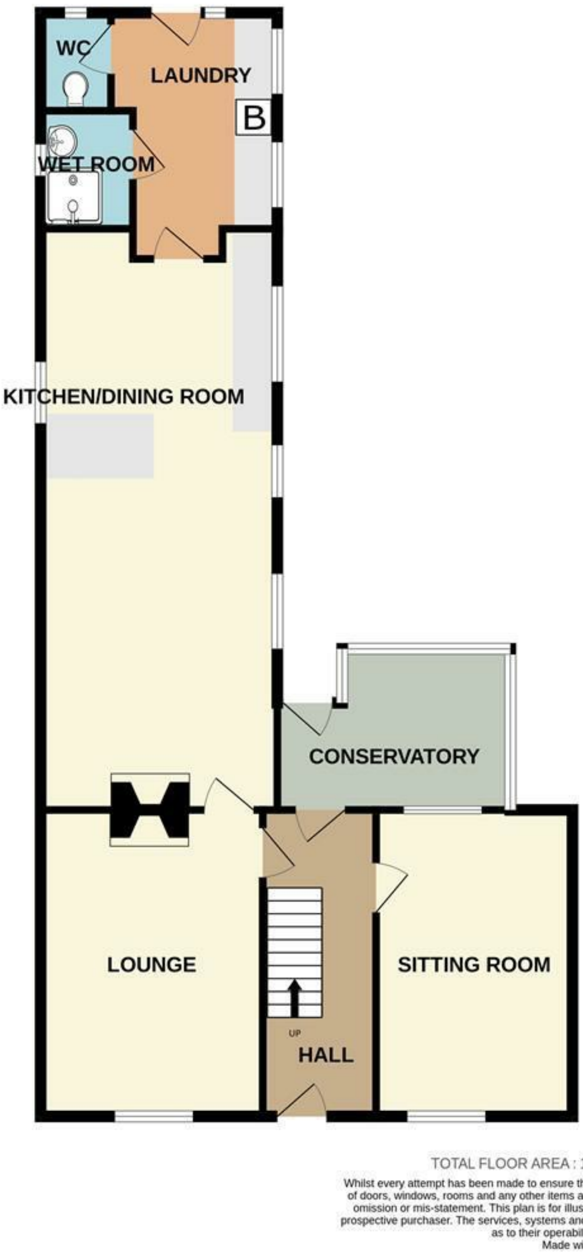
Bedroom two 11'9" x 15'1" (3.6 x 4.6)
Double glazed sash window to front, central heating radiator, coving to ceiling, picture rail and feature fireplace, fitted wardrobes.

Bedroom three 12'9" x 7'10" (3.9 x 2.4)
Obscured window into the hall, central heating radiator.

Bedroom one 13'9" max 7'6" min x 7'6" min 12'1" max (4.2 max 2.3 min x 2.3 min 3.7 max)
Double glazed sash window to side, central heating radiator, fitted storage and door into en-suite shower room.


Dreams

GROUND FLOOR
977 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR
753 sq.ft. (70.0 sq.m.) approx.

TOTAL FLOOR AREA : 1730 sq.ft. (160.7 sq.m.) approx.

En-suite shower room
Complementary tiling to walls, low level flush w.c., vanity style wash hand basin with mixer tap, shower with monsoon shower head over.

Rear garden
Lawn area with raised stone chipping beds and gate to block paved parking area for two vehicles.

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 you 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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