

Grove.

FIND YOUR HOME



24 Harlech Close
Oldbury,
West Midlands
B69 1TE

Offers In The Region Of £260,000



Tucked away at the end of a quiet cul-de-sac on Harlech Close, Tividale, Oldbury, this semi-detached home offers a fantastic opportunity for first-time buyers. Set within a friendly and well-established neighbourhood, the property enjoys a peaceful setting while remaining conveniently close to local amenities, schools, parks, and transport links -making it a great choice for those seeking both comfort and connectivity.

To the front, the property benefits from a private driveway leading into a practical porch area, offering a welcoming entrance into the home. From the porch, you're greeted by a spacious reception room with stairs to the first floor and access through to the kitchen-diner. The modern kitchen and lounge-diner space is perfect for everyday living and entertaining, enhanced by French doors that open directly onto the rear garden. A separate study or additional reception room provides extra flexibility, ideal for working from home or as a playroom. The ground floor also features a guest W.C. and access to the garage, adding further practicality. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, providing ample space for a growing family or guests. Outside, the beautifully maintained garden features a combination of patio and lawn areas, with room for a shed - offering both relaxation and functionality.

Whether you're looking to get onto the property ladder or searching for a smart investment, this well-presented semi-detached home on Harlech Close delivers on space, comfort, and location. A wonderful opportunity not to be missed. JH
02/09/2025 V1 EPC=D







Approach

Via a block paved driveway leading to the front into entrance porch.

Porch

Double glazed obscured window to front, double glazed front door, cupboard, frosted glass door into reception room.

Reception room 16'4" x 13'5" (5.0 x 4.1)

Double glazed bow window to front, two central heating radiators, dado rails, coving to ceiling, feature electric fire with surround, under stairs storage cupboard, stairs to first floor accommodation, door to kitchen diner.

Kitchen diner 9'10" x 13'5" (3.0 x 4.1)

Double glazed French doors to rear, double glazed window to rear, high gloss wall and base units, roll top surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, integrated oven, gas hob, extractor, archway through to dining area, door into study/reception room two.

Study/reception room 11'5" x 6'10" min 10'5" max (3.5 x 2.1 min 3.2 max)

Double glazed window to rear, double glazed obscured door to rear, central heating radiator, inset ceiling spotlights, internal door to the garage, door to downstairs w.c. and skylight.

Downstairs w.c.

Low level flush w.c., vertical central heating towel rail, wash hand basin with splashback tiling.











First floor landing

Central heating radiator, dado rail, coving to ceiling, loft access, airing cupboard and doors into three bedrooms and bathroom.

Bathroom

Double glazed obscured window to side, bath with electric shower over, w.c., pedestal wash hand basin, vertical central heating towel rail.

Bedroom one 11'5" x 8'10" (3.5 x 2.7)

Double glazed window to front, central heating radiator, fitted wardrobes.

Bedroom two 11'1" x 7'2" (3.4 x 2.2)

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

Bedroom three 7'10" x 5'10" (2.4 x 1.8)

Double glazed window to rear, central heating radiator.

Garage 15'5" x 10'2" (4.7 x 3.1)

Up and over garage door, power and housing the boiler, space for white goods.

Rear garden

Slabbed patio area with step down to slabbed pathway with lawns to either side, further slabbed patio area, further step down to garden shed area to the 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.

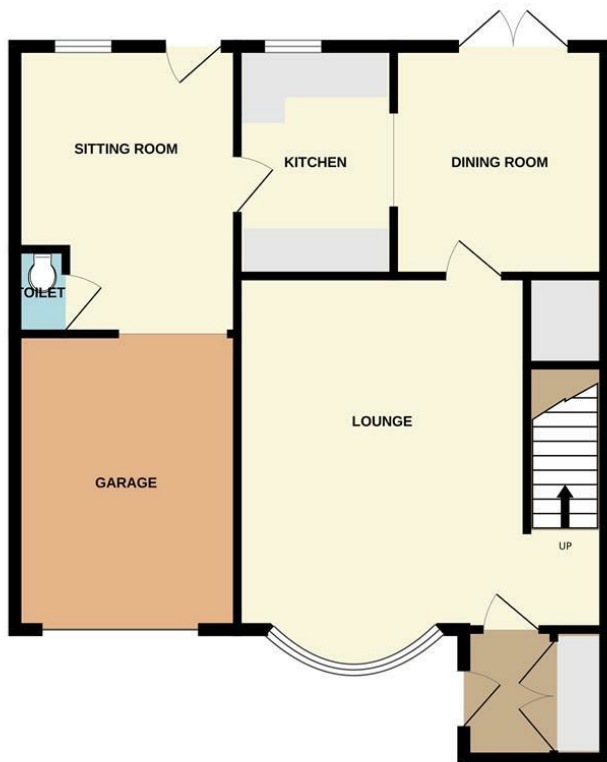
Council Tax Banding

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)

GROUND FLOOR



1ST FLOOR



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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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