FIND YOUR HOME

5 Mill Lane
Oldbury,
West Midlands
B69 4SW

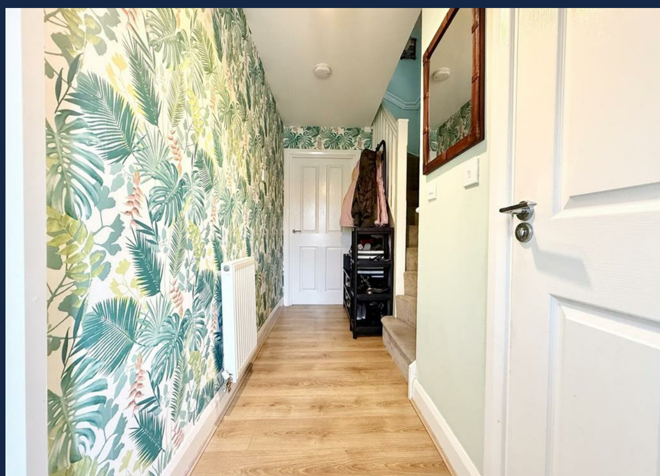
Offers In The Region Of £375,000

A truly spacious and thoughtfully improved 3/4 bedroomed town house. situated on a corner plot and in a sought after location. Mill Lane is well placed for good transport links access to Birmingham City centre, popular local schools, and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance in the hallway, ground floor WC, a front sung/ bedroom 4, and an impressive one plan kitchen diner with patio door access out to rear. Heading upstairs is pleasant first landing, a rear facing lounge, the third double bedroom, and the house bathroom. Heading to the top floor is a small landing, the main spacious bedroom with en-suite shower room, and a further spacious double with second en-suite shower room.

Externally the property offers off road parking for 2 vehicles with ev charge point and access gate into rear garden. At the rear of the property is an L shaped garden with multiple seating areas to take advantage of the afternoon sun. AF 27/10/25 V2 EPC=B





Approach
Via paved footpath leading through lawned/astro turf front garden leading to composite front door.

Parking
There are two parking space to the rear of the property with one EV charging point.

Entrance hall
Ceiling light point, wood effect laminate flooring, central heating radiator, stairs to first floor accommodation access to kitchen diner, front snug and ground floor w.c.

Downstairs w.c.
Double glazed window to front, ceiling light point, extractor, low level w.c., wash hand basin with tiled splashback, central heating radiator, wood effect vinyl flooring.

Snug/bedroom four 8'6" x 12'1" (2.6 x 3.7)
Double glazed window to front, central heating radiator, ceiling light point.

Kitchen diner 15'8" max x 14'9" (4.8 max x 4.5)
Triple glazed window to side and rear, patio door to rear garden, wall and base units with one and a half bowl sink and drainer, Range Master cooker, combination central heating boiler, built in dishwasher, washing machine, freezer, double oven, four ring hob, extractor, wood effect work top, ceiling light points, under stairs storage/pantry, central heating radiator, tiled flooring.


ELLIOTT'S ROOM


First floor landing
Access to storage cupboard housing water cylinder.

Lounge 15'8" x 12'5" (4.8 x 3.8)
Triple glazed windows, Juliet balcony, two ceiling light points, two central heating radiators.

Bedroom three 8'6" x 14'9" (2.6 x 4.5)
Double glazed window to front, recess for wardrobes, central heating radiator.

House bathroom
Double glazed window to front, ceiling extractor, ceiling light point, bath, tiling to walls, low level w.c., wash hand basin, central heating radiator, vinyl tiled flooring.

Second floor landing
Loft access, ceiling light point, central heating radiator.

Bedroom one 15'8" x 10'5" (4.8 x 3.2)
Three triple glazed windows, ceiling light point, central heating radiator, access to en-suite

En-suite
Ceiling light points, extractor, double shower cubicle with tiled walls, wash hand basin with tiled splashback, low level w.c., central heating towel radiator, vinyl flooring.

Bedroom two 12'5" x 11'1" (3.8 x 3.4)
Double glazed window to front, ceiling light point, central heating radiator, storage cupboard over stair bulk head.

En-suite
Ceiling light points, extractor, double glazed window, double shower cubicle with tiling, low level w.c., wash hand basin with tiled splashback, central heating radiator, vinyl tiled flooring.

Rear garden
L shaped garden due to be a corner plot with paved seating area, gravelled seating area, raised decked seating area with barbecue area and two lawns, access to the side parking.

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 D

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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