

Grove.

FIND YOUR HOME



8 Leslie Rise
Oldbury,
West Midlands
B69 1LT

Offers In The Region Of £230,000



This attractive three-bedroom semi-detached home is located in the popular residential area of Tividale, Oldbury. The property offers a great balance of comfortable living space, off-road parking, and a beautiful rear garden, making it an ideal family home.

A neat, easy-access pathway leads from the driveway to the main entrance, creating a welcoming first impression. Inside, the home opens into a bright through-reception room, offering a spacious and flexible layout that's perfect for both relaxing and entertaining. The fitted kitchen is conveniently positioned to the rear of the house, providing ample workspace and direct access to the garden.

Upstairs, there are three well-proportioned bedrooms, making this an ideal property for families, first-time buyers, or those needing extra space for guests or a home office. Also provides a fitted shower room.

Outside, the property boasts a beautiful, well-maintained garden that offers plenty of space for outdoor dining, gardening, or play. A side gate provides easy access to the rear of the property, and the driveway at the front allows for off-road parking — a valuable feature in this sought-after area.

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Approach

Via block paved driveway with easy access pathway to front door and steps, side gate access to rear, double glazed sliding door to porch.

Porch

Frosted double glazed door into entrance hall.

Entrance hall

Central heating radiator, coving to ceiling, stairs to first floor accommodation, doors to reception room and kitchen.

Reception room one 13'1" x 11'5" max 9'10" min (4.0 x 3.5 max 3.0 min)

Double glazed bay window to front, central heating radiator, coving to ceiling, stone feature fireplace and tiled hearth, opening into reception room two.

Reception room two 9'10" x 9'2" (3.0 x 2.8)

Central heating radiator, coving to ceiling, double glazed sliding patio door to rear, double opening serving hatch to kitchen.

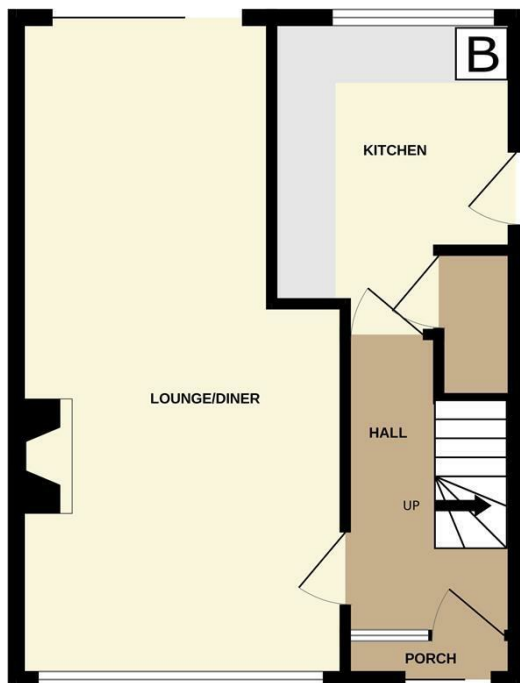




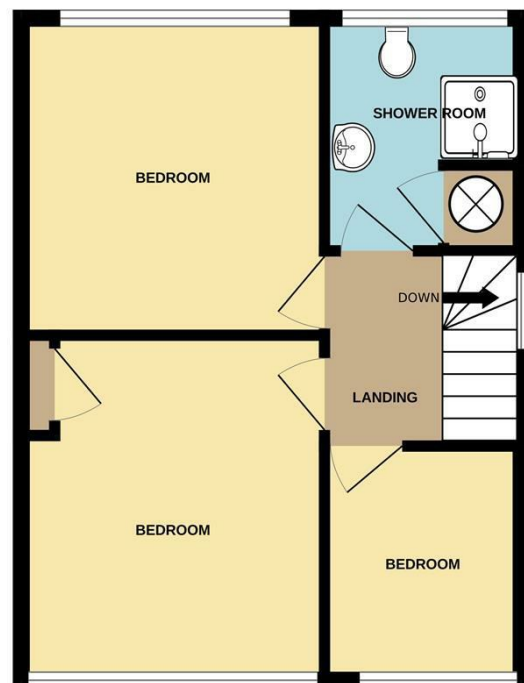




GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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Kitchen 10'9" max 7'10" min x 7'10" (3.3 max 2.4 min x 2.4)
Double glazed window to rear, door to rear garden, pantry, hatch in reception room, wall and base units, complementary service over, tiled walls, oven grill, four ring gas hob, sink with drainer and mixer tap, cupboard housing central heating boiler, plumbing and space for washing machine.

First floor landing

Obscured window to side, coving to ceiling.

Bedroom one 11'9" x 10'5" max 9'2" min (3.6 x 3.2 max 2.8 min)

Double glazed window to front, central heating radiator, fitted shelving in storage cupboard.

Bedroom two 11'1" x 10'5" (3.4 x 3.2)

Double glazed window to rear, central heating radiator.

Bedroom three 8'2" max 6'10" min x 6'10" (2.5 max 2.1 min x 2.1)

Double glazed window to front, central heating radiator, fitted storage cupboard with shelving and sliding doors.

Shower room

Double glazed obscured window to rear, wash hand basin, w.c., vanity unit, storage cupboard, vertical central heating towel radiator, shower cubicle, part tiled walls, fitted storage cupboard, wall mounted storage cupboard and access to loft.

Rear garden

Slabbed patio area with step leading to lawn with plant bed borders, cold water tap, further steps to lawn with plant beds with mature shrubs, garden shed and outbuilding, side access to front.

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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