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6 Poppy Avenue
Oldbury,
West Midlands
B69 4BS

Offers In The Region Of £340,000



A Modern Detached Home on a Prime Corner Plot – Poppy Avenue, Oldbury

Built in 2017 and set on a generous corner plot, this beautifully presented detached home offers modern living in a quiet yet highly convenient location. Positioned on the desirable Poppy Avenue, the property benefits from a driveway, garage and excellent access to local amenities. ASDA is within easy walking distance and a selection of schools, shops and transport links - including Rowley Regis and Langley Green train stations, as well as the M5 motorway - are all close by, making this an ideal choice for both commuters and families.

The property features a driveway, garage and a gated side entrance leading into the garden. Upon entering, you are welcomed by a bright entrance hall giving access to the modern kitchen-diner, complete with matching utility area, as well as a spacious full-width reception room boasting three windows that flood the space with natural light. A convenient ground-floor w.c. completes the layout. Upstairs, a generous landing leads to three well-proportioned bedrooms, including a master bedroom with en-suite shower room, and a contemporary family bathroom. The rear garden is designed for low-maintenance enjoyment, featuring a paved patio area and quality Astro-turf, perfect for relaxing or entertaining. JH 28/11/2025 V1 EPC=B







Approach

Via a tarmacadam driveway to the side of the property giving access into detached garage and the garden through a gate. To the front is a double glazed obscured door into entrance hall.

Entrance hall

Inset ceiling light points, central heating radiator, stairs to first floor accommodation, doors into reception room, kitchen diner and downstairs w.c.

Downstairs w.c.

Inset ceiling light points, central heating radiator, pedestal wash hand basin with mixer tap and splashback tiling, low level flush w.c.

Reception room 10'5" x 18'4" (3.2 x 5.6)

Two double glazed windows to the side, one double glazed window to front, two central heating radiators.

Kitchen diner 8'10" x 18'4" (2.7 x 5.6)

Double glazed window to front, double glazed window to the side facing the garden, double glazed door and windows to garden, two central heating radiators, inset ceiling light points, high gloss wall and base units with square top surface over, splashbacks, integrated oven, gas hob, extractor, one and a half bowl sink with mixer tap and drainer, integrated dishwasher and fridge freezer, door into utility.











Utility 5'6" x 6'6" (1.7 x 2.0)

Inset ceiling light points, central heating radiator, matching high gloss wall and base units with square top surface over and splashbacks, sink with mixer tap and drainer, space for white goods, door to under stairs storage cupboard housing the fuse box.

First floor landing

Loft access, central heating radiator, double glazed window to front, doors into three bedrooms and family bathroom.

Bedroom one 8'10" x 14'5" (2.7 x 4.4)

Double glazed window to front, double glazed window to side, central heating radiator, door into en-suite.

En-suite

Low level flush w.c., vertical central heating radiator, pedestal wash hand basin with mixer tap, splashback tiling, shower cubicle, inset ceiling light points.

Bedroom two 10'2" x 10'5" (3.1 x 3.2)

Double glazed window to side, central heating radiator.

Bedroom three 10'9" x 8'2" (3.3 x 2.5)

Double glazed window to front, double glazed window to side, central heating radiator.

Bathroom

Double glazed obscured window to rear, vertical central heating towel rail, pedestal wash hand basin, mixer tap and splashback tiling, low level flush w.c., bath with splashback tiling, inset ceiling light points.

Rear garden

Slabbed patio area with stone chipping border, astro turf, outdoor tap, gated access to driveway.

Detached garage 20'0" x 10'2" (6.1 x 3.1)

Has up and over door and has power.

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. There is a service charge on this property at £86.49 paid every 6 months.

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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