

# Grove.

FIND YOUR HOME



11 Titford Road  
Langley Green, Oldbury,  
West Midlands  
B69 4PY

Offers Over £190,000



This well presented two bedroom terraced home on Titford Road, Oldbury offers comfortable and modern living, making it an excellent choice for first time buyers, small families, or investors. Ideally situated close to local amenities and transport links.

The ground floor features a spacious lounge, perfect for relaxing or entertaining, alongside a modern fitted kitchen with ample storage and workspace. To the rear, a bright conservatory provides additional living space and overlooks the private garden, creating an ideal spot for dining or enjoying the outdoors.

Upstairs, the property comprises two good sized bedrooms and a contemporary family shower room, all finished to a good standard.

Externally, the home benefits from a private rear garden, offering a low maintenance outdoor space ideal for leisure and entertaining. JE V2 24/08/2026 EPC=C













#### Approach

Via block paved driveway, steps leading to porch.

#### Porch

Double glazed double opening doors, double glazed window to side, spotlights to ceiling, composite front door leading to kitchen.

#### Kitchen 10'9" x 9'10" max 7'10" min (3.3 x 3.0 max 2.4 min)

Double glazed window to front, door leading into lounge, matching high gloss wall units and base units, complementary surface over with splashbacks, integrated microwave, grill and hob, four ring induction hob with stainless steel extractor over, sink with drainer, integrated dishwasher and washing machine, vertical central heating radiator and ample storage cupboards, space for American style fridge freezer.

#### Lounge 19'8" x 10'9" max 8'2" min excluding stairs (6.0 x 3.3 max 2.5 min excluding stairs)

Two central heating radiators, double opening doors into conservatory, two double glazed windows, t.v. point, stairs to first floor accommodation.

#### Conservatory 10'2" max 8'10" min x 5'10" (3.1 max 2.7 min x 1.8)

Double glazed sliding door to rear garden, storage cupboards.













Bedroom one 12'1" x 10'9" max into wardrobes (3.7 x 3.3 max into wardrobes)  
Double glazed window to front, dado rail and central heating radiator.

Bedroom two 10'5" x 10'9" (3.2 x 3.3)  
Double glazed window to rear, central heating radiator.

Shower room  
Spotlights to ceiling, vertical towel radiator, walk in shower with drench head shower over, vanity wash hand basin having mixer tap and low level flush w.c. and storage beneath.

Rear garden  
Slabbed patio area, feature fishpond, steps leading down to further patio area with stone chipping borders, plant beds and mature shrubs, fence panel borders, garden shed with door to 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 A

#### 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.

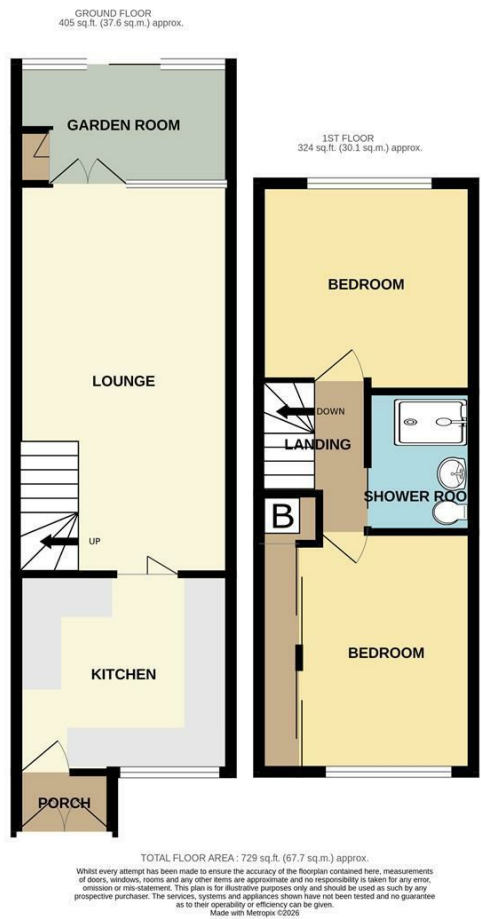
Referral Fees

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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