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FIND YOUR HOME



1 Fishers Bridge Close
Oldbury,
West Midlands
B69 3ED

Offers Over £475,000



A truly well presented and spacious four bed detached family home. located on in sought after postcode and finding itself well placed for access to local shops ands amenities, good transport links, motorway access, and near to popular local schools. The property itself offers Hive Smart Heating and EV charging point.

The layout in brief comprises of Entrance Hallway, WC, spacious front reception room currently used a cinema room, a truly impressive open plan kitchen/ diner with ample storage, under stairs laundry area, and patio doors leading out to rear. Heading to the first floor is as pleasant landing with airing cupboard, 2 good sized double bedrooms with the rear double bedroom having access to en-suite shower room, a fourth bedroom/ office, and the house bathroom. To the top floor is a small landing, a spacious main double bedroom with vanity area and an en-suite shower room.

Externally the current owners have improved and increased the off road parking, raised flowers beds, and a side access gate to rear garden. At the rear of the property is a low maintenance garden with seating area near to property. AF 1/1/26 V3 EPC=B

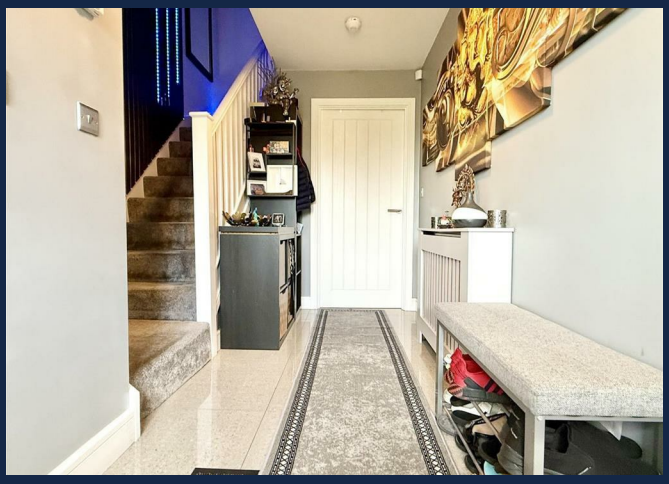




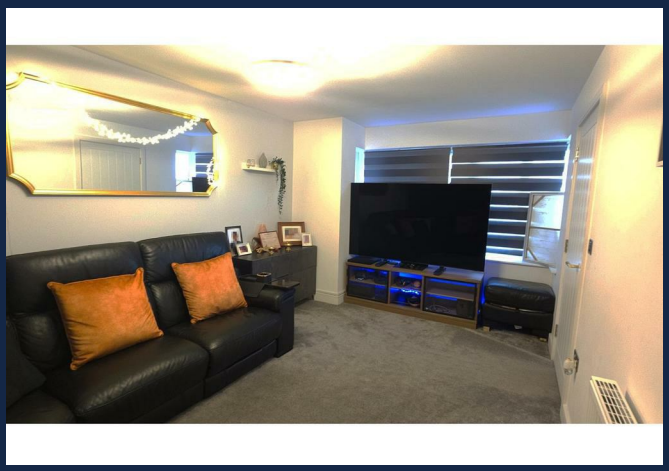


















Approach
Via a good sized driveway with block paved sides.

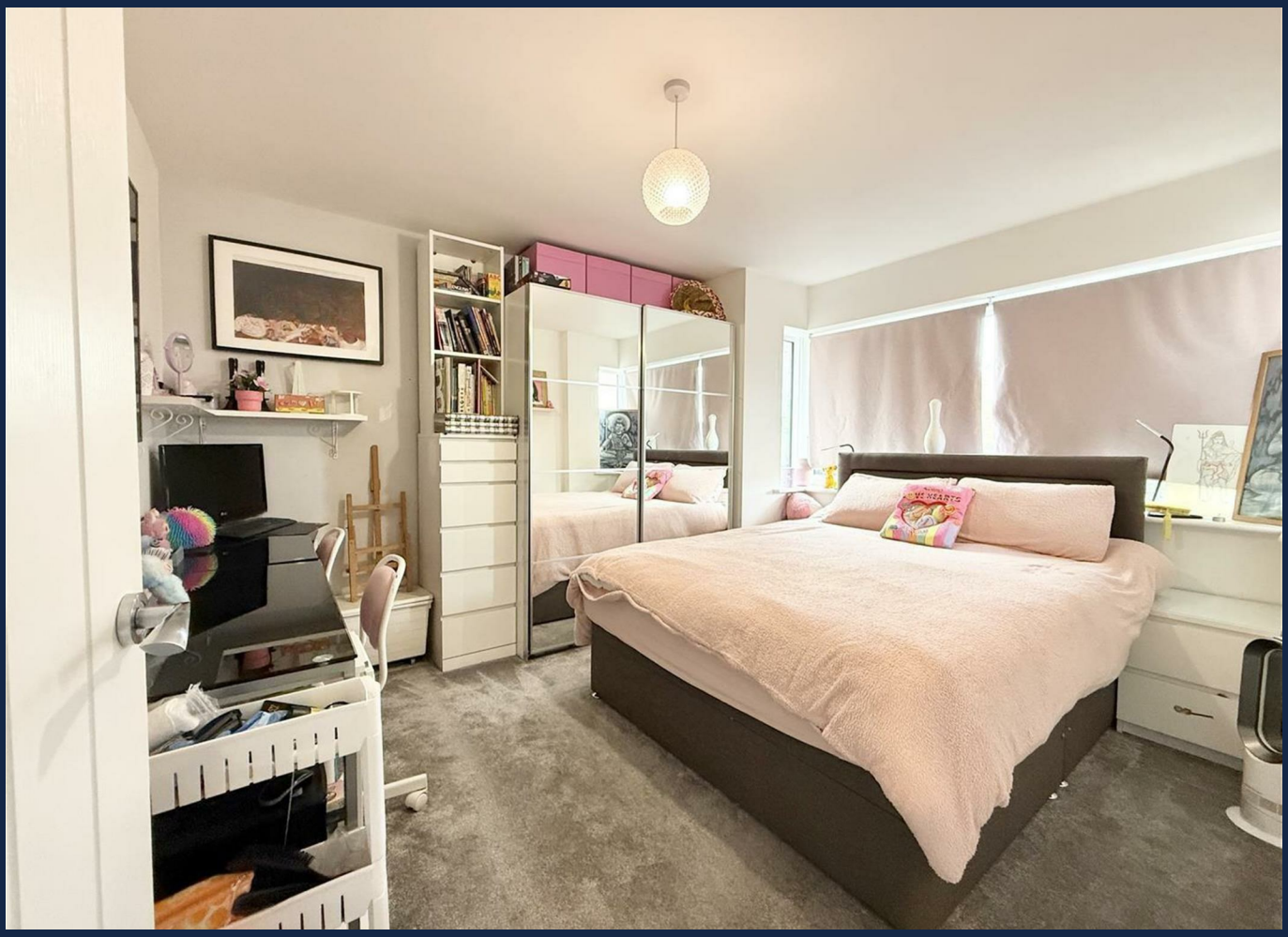
Entrance hall
Double glazed obscured front door, ceiling light point, central heating radiator, tiled flooring, access to ground floor w.c.

Ground floor w.c.
Double glazed obscured window to front, ceiling light point, extractor, tiling to walls and floor, low level w.c., wash hand basin with vanity unit, central heating towel radiator.

Front reception room 10'2" x 15'8" into bay (3.1 x 4.8 into bay)
Double glazed bay window to front, ceiling light point, feature wood panelling, central heating radiator.

Kitchen diner 18'8" x 13'5" (5.7 x 4.1)
Double glazed window to rear, double glazed patio door to rear garden, double glazed feature bow window, wood panelling to walls, tiled flooring, under stairs store cupboard, range of wall and base units, wood effect work top, stainless steel sink and drainer, gas hob, extractor, built in microwave and oven, fridge and freezer, further storage, built in dishwasher.

First floor landing
Wood panelling to staircase, ceiling light point, access to three bedrooms, bathroom and storage.



















Bedroom two 9'6" x 12'9" (2.9 x 3.9)
Double glazed window to rear, ceiling light point, central heating radiator, access to en-suite shower room.

En-suite shower room
Ceiling spotlights, extractor, tiled walls and floor, shower cubicle, low level w.c., wash hand basin with vanity unit, central heating towel radiator.

Bedroom three 10'5" x 12'1" into bay (3.2 x 3.7 into bay)
Double glazed bay window to front, ceiling light point, central heating radiator.

Bedroom four 8'10" x 9'2" (2.7 x 2.8)
Double glazed window to rear, ceiling light point, central heating radiator.

House bathroom
Double glazed obscured window to front, tiled walls, ceiling spotlights, extractor, bath with shower over, low level w.c., wash hand basin with vanity unit, central heating towel radiator, tiled flooring.

Second floor landing
Ceiling light point, feature wood panelling and entrance to master bedroom.

Master bedroom 14'1" x 17'0" (4.3 x 5.2)
Double glazed skylight, ceiling light point, loft access, central heating radiator, access to en-suite shower room, access to eaves for storage.

En-suite shower room
Skylight window to front, double shower cubicle, ceiling spotlights, extractor, tiled walls and floor, central heating towel radiator.

Rear garden
Decking area, pressed crete to the remainder of the garden, two storage composite sheds, side access gate 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. We are advised that there may be a service charge payable for the private road.





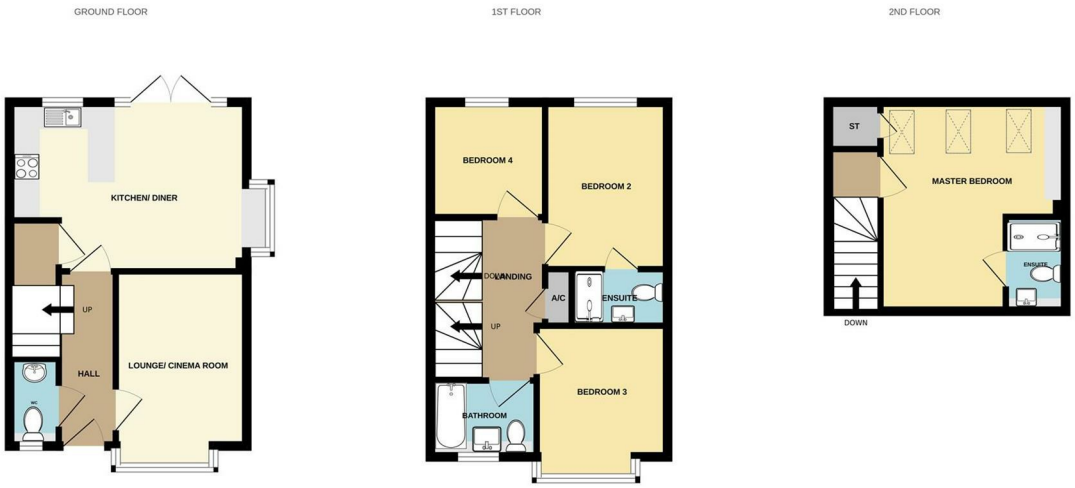
Council Tax Banding
Tax Band is

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.



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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