

# Grove.

FIND YOUR HOME



7 Brades Rise  
Oldbury,  
West Midlands  
B69 2HG

Offers In The Region Of £260,000



Located on Brades Rise in Oldbury, this terraced home presents an excellent opportunity for first-time buyers and small families alike. The area is well connected, offering convenient access to local amenities and transport links. Residents benefit from nearby parks, shops and schools, making it an ideal setting for family life.

The property provides off-road parking for multiple vehicles and welcomes you through an entrance porch, which leads to both the utility area and the main hallway. The entrance hall forms the heart of the home, giving access to a comfortable lounge and a well-appointed kitchen. From the kitchen, you can step into the dining room, which features French doors opening out onto the rear garden, perfect for indoor-outdoor living.

Upstairs, the property comprises three bedrooms and a family bathroom. The rear garden is designed for low maintenance, with tiered stone chippings, a pergola seating area, and artificial lawn.

With its generous parking and flexible living spaces, this property is sure to appeal to a wide range of buyers and investors. An excellent opportunity not to be missed. JH 28/04/2026 V1 EPC=C







#### Approach

Via a tarmac driveway, stone chipping area to the side with mature tree and shrubs, double glazed obscured window into the entrance porch.

#### Porch

Double glazed obscured window into the downstairs w.c., feature panelling, cupboard housing meters, door way into the utility.

#### Utility 5'10" x 3'11" (1.8 x 1.2)

Double glazed obscured window to front, space for washing machine and houses the fuse box.

#### Entrance hall

Central heating radiator, feature panelling, stairs to first floor accommodation, doors into the downstairs w.c., lounge and kitchen.

#### Downstairs w.c.

Wash hand basin with mixer tap, w.c., double glazed obscured window into the porch.

#### Lounge 16'8" x 11'1" (5.1 x 3.4)

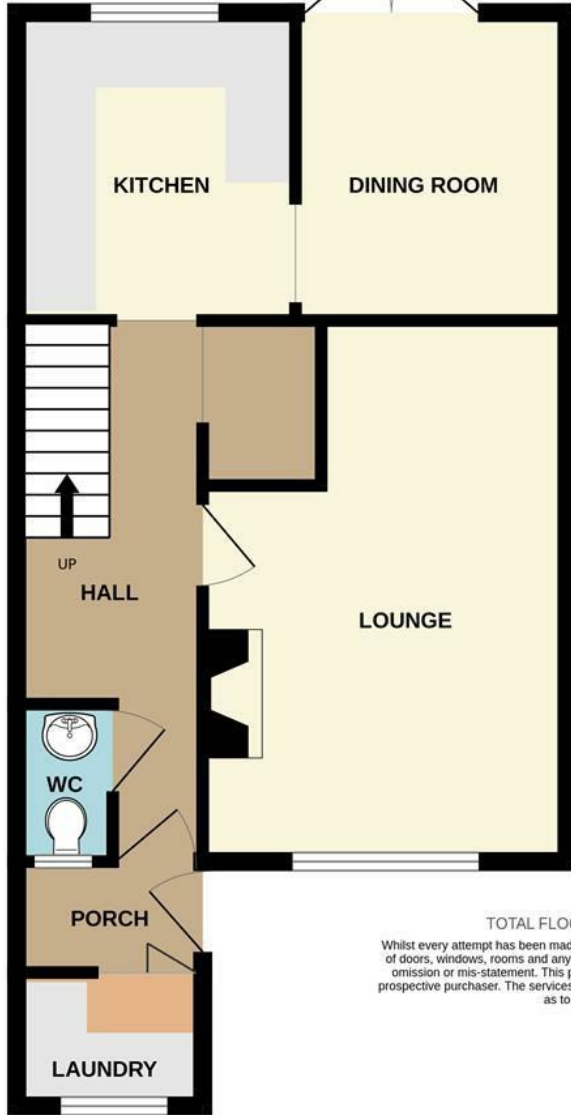
Double glazed bow window to front, central heating radiator, feature panelling to wall.

#### Kitchen 8'6" x 9'6" (2.6 x 2.9)

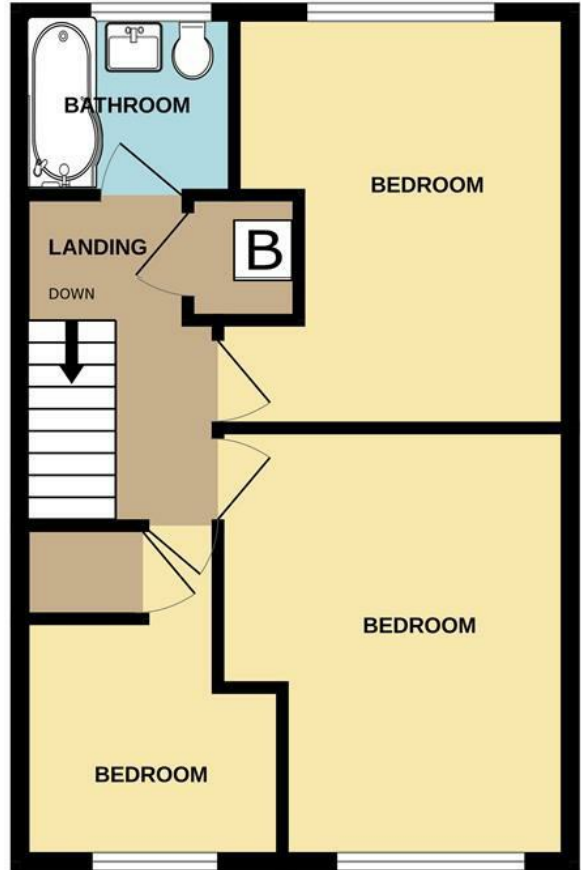
Double glazed window to rear, wall and base units with a square top surface over, splashback tiling to walls, sink with mixer tap and drainer, space for washing machine, integrated dishwasher, integrated double oven, hob, extractor, door way into the dining room.



GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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Dining room 8'2" x 9'6" (2.5 x 2.9)

Double glazed French doors to rear, central heating radiator, feature panelling to wall.

#### First floor landing

Loft access with ladder, airing cupboard housing central heating boiler, doors to bedrooms and bathroom.

#### Bathroom

Double glazed obscured window to rear, P shaped bath with monsoon shower head over, vanity style wash hand basin with mixer tap, low level flush w.c.

Bedroom one 12'9" x 10'9" max (3.9 x 3.3 max)

Double glazed window to rear, central heating radiator.

Bedroom two 10'9" x 13'5" (3.3 x 4.1)

Double glazed window to front, two central heating radiators.

Bedroom three 6'6" min 8'6" max x 7'6" (2.0 min 2.6 max x 2.3)

Double glazed window to front, central heating radiator, fitted cupboard over stair bulk head.

#### Rear garden

The garden has a covered astro turf seating area, stone chippings with central slabbed pathway leading to the rear with space for shed.

#### 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 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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