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70 Bristnall Hall Road
Oldbury,
West Midlands
B68 9TU

Offers In The Region Of £240,000



Nestled on the charming Bristnall Hall Road in Oldbury, this delightful three bedroom home offers well presented, move in ready accommodation, making it an excellent choice for first time buyers and families alike. The area is well connected, with convenient access to a range of local amenities, well regarded schools, parks and excellent transport links.

The property benefits from rear parking, accessed via a private access road, alongside a lawned frontage with a pathway and steps leading to the entrance. Internally, the accommodation comprises an entrance hall, two welcoming reception rooms, both featuring log burners and a modern fitted kitchen. To the first floor are three bedrooms and a family bathroom. Outside, the rear garden is a particular highlight, offering a combination of patio, lawn and a vegetable patch, alongside additional parking. The generous and versatile garden provides an excellent space for entertaining, relaxing or enjoying a spot of gardening.

A wonderful opportunity to purchase a charming, move-in ready home in a popular area of Oldbury. Early viewing is highly recommended to fully appreciate all this property has to offer. JH 01.09.2026 EPC=C























Approach
Via a shared slabbed pathway with steps, front lawn with a variety of shrubs, access via porch with double glazed front door and windows around and a double glazed obscured stained glass door and windows into the entrance hall.

Entrance hall
Stairs to first floor accommodation, central heating radiator, cupboards housing the meters and fuse box, doors into the two reception rooms and doorway into the kitchen.

Kitchen 6'6" x 9'6" (2.0 x 2.9)
Double glazed bay window to front, wall and base units with square top surface over and splashbacks to match, sink with mixer tap and drainer, integrated oven, gas hob, extractor, space for half height fridge, double glazed obscured door into the lean-to.

Lean-to
Door to the rear, double glazed obscured door to front and houses the central heating boiler.

Reception room 12'9" x 9'10" (3.9 x 3.0)
Double glazed French doors to rear, three double glazed windows to rear, two central heating radiators, feature log burner.















Front reception room 9'10" max 8'10" min x 11'9" (3.0 max 2.7 min x 3.6)
Double glazed bay window to front, central heating radiator, feature multi fuel log burner.

First floor landing
Double glazed obscured window to the side, loft access, doors into three bedrooms and bathroom.

Bathroom
Dual aspect double glazed obscured window to front, P shaped bath with monsoon head over, vanity set including low level flush w.c., wash hand basin with mixer tap.

Bedroom one 12'9" x 9'10" (3.9 x 3.0)
Double glazed bay window to rear, central heating radiator.

Bedroom two 12'1" x 9'10" into wardrobes (3.7 x 3.0 into wardrobes)
Double glazed bay window to the front, central heating radiator, fitted wardrobes with sliding doors.

Bedroom three 6'6" x 7'2" (2.0 x 2.2)
Double glazed window to rear, central heating radiator.

Rear garden
Slabbed patio with steps down to lawn being bordered with a variety of shrubs, stone chipping parking space with double opening gates accessed via a shared access.

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.

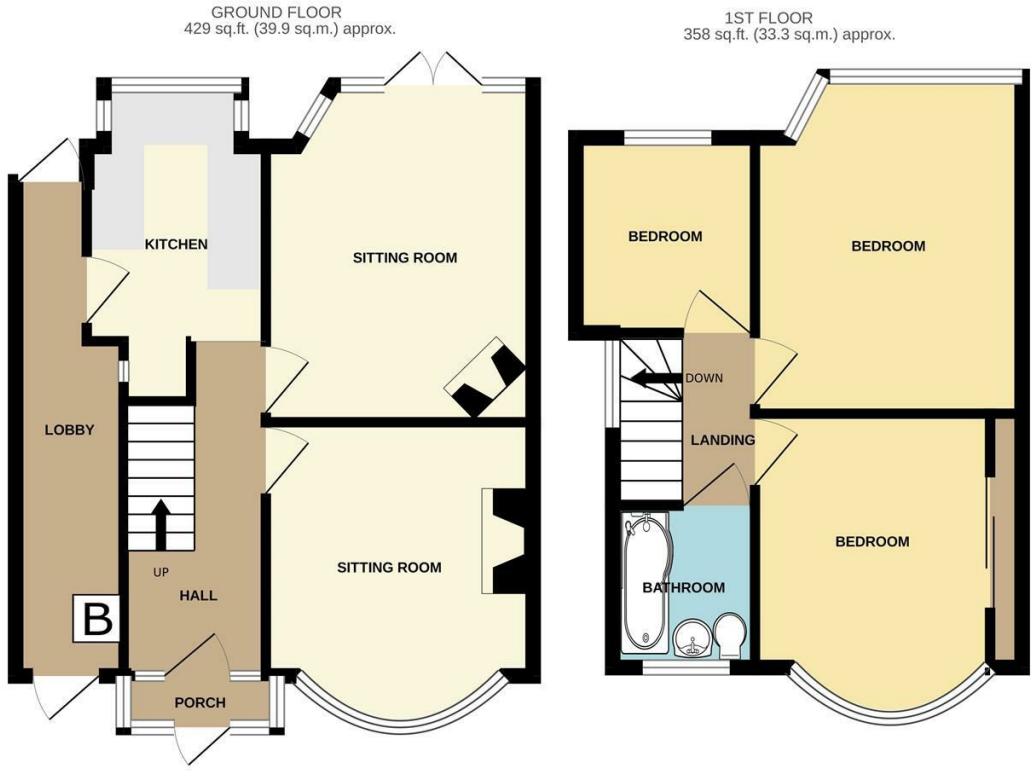
Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial 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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