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FIND YOUR HOME

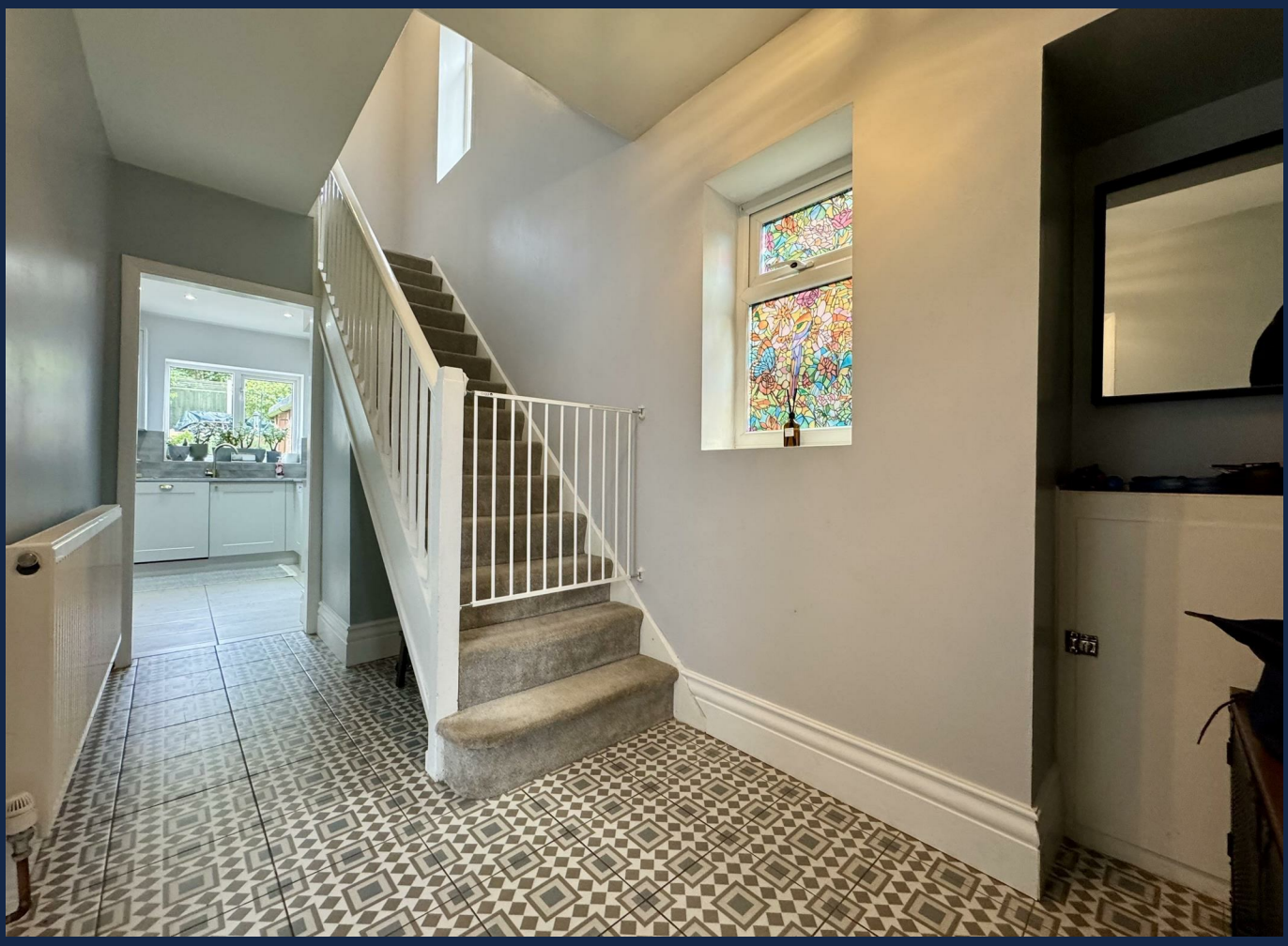
21 Maypole Road
Oldbury,
West Midlands
B68 0HJ

Offers Over £240,000

Situated on Maypole Road in Oldbury, this well presented semi detached home offers comfortable living, off road parking and a convenient location close to a range of local amenities. The property is within easy reach of Warley Woods, well regarded schools and excellent transport links providing access into Birmingham city centre and connecting motorways.

The property benefits from off road parking to the front, with a shared pathway and steps leading to the entrance. Inside, the accommodation briefly comprises an entrance hall, a front facing reception room featuring a fireplace, and a well appointed kitchen diner fitted with stylish Shaker style units. There is also internal access to a useful utility and storage area. Upstairs, there are three bedrooms and a family bathroom, providing well proportioned accommodation for families, couples or investors alike. To the rear, the garden has been thoughtfully landscaped to create a versatile outdoor space, incorporating a patio, lawn and raised sundeck, an ideal setting for relaxing or entertaining during the warmer months.

Offering a combination of space, practicality and convenience, this attractive semi detached home on Maypole Road presents an excellent opportunity for those looking to make a home or add to an investment portfolio. JH 26/10/2026 V2 EPC=D



COOK & DINE

Approach
Via driveway to the front, shared pathway to the property and front lawn. Double glazed front door with obscured stained glass panel into entrance hall.

Entrance hall
Door into the lounge and kitchen, central heating radiator, stairs to first floor accommodation, double glazed window to side.

Lounge 12'1" x 12'1" (3.7 x 3.7)
Double glazed window to front, central heating radiator.

Kitchen 10'5" x 18'4" (3.2 x 5.6)
Double glazed window to rear, double glazed opening French doors to rear, central heating radiator, inset ceiling light points, wall and base units with square top surface over, splashback tiling to walls, integrated oven, hob, extractor, integrated dishwasher, sink with mixer tap and drainer, central heating boiler, obscured door into the utility.

Utility/outhouse 4'7" x 17'0" (1.4 x 5.2)
Double glazed obscured door to rear, obscured window and door to side and power, space for washing machine and tumble dryer.

First floor landing
Loft access, double glazed window to side, doors into three bedrooms and bathroom.

Bathroom
Double glazed obscured window to rear, vertical central heating towel rail, low level flush w.c., pedestal wash hand basin with mixer tap, bath with monsoon shower head over.

Bedroom one 13'1" x 11'1" (4.0 x 3.4)
Double glazed window to front, central heating radiator.

Bedroom two 9'6" x 10'9" (2.9 x 3.3)
Double glazed window to rear, central heating radiator.

Bedroom three 10'2" x 7'2" (3.1 x 2.2)
Double glazed window to front, central heating radiator, built in wardrobe over the stair bulk head.

Garden
Slabbed patio area with raised lawn, variety of shrubs, composite decked steps and patio area, brick 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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