

Grove.

FIND YOUR HOME



18 Defford Drive
Oldbury,
West Midlands
B68 9RH

Offers In The Region Of £275,000

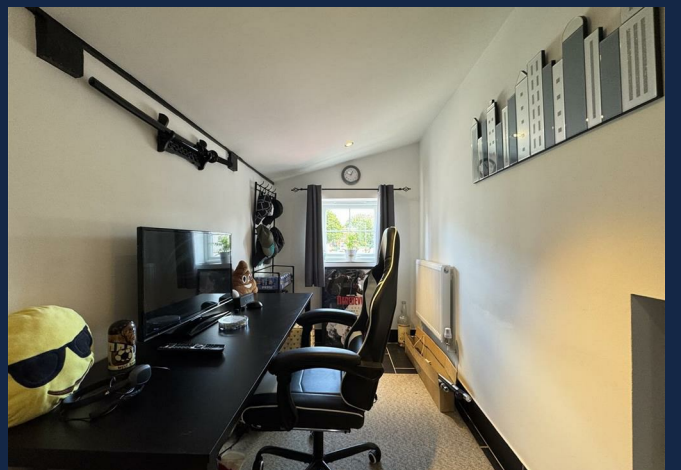


On Defford Drive, Oldbury, this delightful semi detached home offers excellent potential for first time buyers and families. Situated in a friendly neighbourhood within walking distance of Q3 Academy, Bristnall Hall Academy and Barnford Park, the property is ideally positioned for family life.

The property offers a driveway to the front, with access into the entrance hall. The ground floor comprises two reception rooms, with the rear reception providing access to the conservatory. There is also a well equipped kitchen with access to the utility space. The former garage has been converted into a useful study/potential bedroom, ideal for those working from home. Upstairs are three bedrooms and a family bathroom. The low maintenance rear garden offers lawn, patio and a shed.

With its generous living space, three bedrooms, two reception rooms and useful home office, this property offers a practical and versatile home for modern family life. Do not miss the opportunity to make this lovely house your new home. JH 08/09/2026 V2 EPC=D







Approach

Via a block paved driveway with walled borders, double glazed obscured front door into entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, doors into the under stairs store cupboard housing the fuse box and meters, two reception rooms and kitchen.

Dining room 10'5" min 12'9" max x 9'10" (3.2 min 3.9 max x 3.0)

Double glazed bay window to front, central heating radiator, coving to ceiling.

Lounge 14'1" max 11'5" min x 9'10" max 8'6" min (4.3 max 3.5 min x 3.0 max 2.6 min)

Double glazed patio door to rear, two double glazed windows to rear, central heating radiator, coving to ceiling, feature electric fire with surround.

Conservatory 15'1" x 5'10" min 8'6" max (4.6 x 1.8 min 2.6 max)

Double glazed French doors to rear, double glazed windows to surround.

Kitchen 8'6" x 5'2" (2.6 x 1.6)

Double glazed window into the conservatory, matching wall and base units with roll top surface over, splashback tiling to walls, integrated oven, hob, extractor, sink with mixer tap and drainer.



Utility

Double glazed obscured door and windows to the rear, wall and base units with roll top surface over, splashback tiling to walls, space for dishwasher, washing machine and tumble dryer, door into bedroom four/study.

Bedroom four/study 12'5" x 5'6" (3.8 x 1.7)

Double glazed window to front, central heating radiator, inset ceiling spotlights.

First floor landing

Loft access, double glazed obscured window to side, doors into three bedrooms and bathroom.

Bedroom one 10'5" min 13'1" max x 8'6" (3.2 min 4.0 max x 2.6)

Double glazed bay window to front, central heating radiator, two fitted wardrobes.

Bedroom two 9'10" x 11'5" (3.0 x 3.5)

Double glazed window to rear, central heating radiator, coving to ceiling.

Bedroom three 5'6" x 6'10" (1.7 x 2.1)

Double glazed window to front, central heating radiator, coving to ceiling.

Bathroom

Double glazed obscured window to rear, vertical central heating towel rail, bath with shower over, low level flush w.c., vanity style wash hand basin with mixer tap, built in storage cupboard housing the central heating boiler.

Rear garden

Slabbed patio area with raised stone chipping beds, lawn, steps to a further slabbed patio with two sheds.

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 your offer until these checks have been carried out.

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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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