Grove.

FIND YOUR HOME



168 Causeway Green Road
Oldbury,
West Midlands
B68 8LJ

Offers In Excess Of £200,000



Situated on Causeway Green Road in Oldbury, this delightful terraced home offers move in ready accommodation, off-road parking and the added benefit of a double garage.

Externally, the property features a stone chipped frontage, while to the rear there is off road parking and access to the double garage. The rear garden is designed for ease of maintenance, comprising an artificial lawn and patio area, with double-opening doors providing access into the garage.

Internally, the accommodation briefly comprises a through reception room, with stairs rising to the first floor and doors leading into the kitchen and lean-to. To the first floor are two well proportioned bedrooms, a family bathroom and a loft hatch with ladder access to a useful loft area. JH 17/11/2026

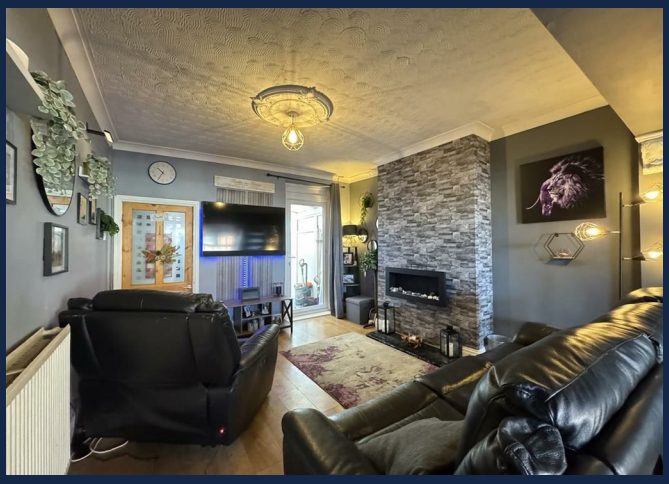


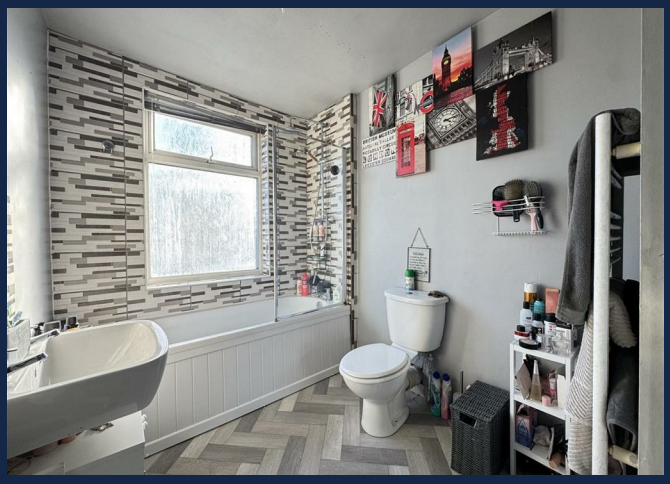

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12 LARGE EGGS



















Approach
Via a stone chipping frontage with dwarf wall, double glazed obscured door into through reception room.

Through reception room 10'9" min 11'9" max x 26'10" (3.3 min 3.6 max x 8.2)
Two central heating radiators, cupboard housing electric and gas meter, stairs to first floor accommodation, coving to ceiling, double glazed door into side passage, door into the kitchen,.

Kitchen 6'6" x 16'4" (2.0 x 5.0)
Double glazed window and double glazed obscured door into the side passage, double glazed window to rear, matching wall and base units with square top surface over, splashbacks to match, additional splashback tiling, integrated oven, gas hob, extractor, one and a half bowl sink with mixer tap and drainer, space for fridge, freezer, dishwasher, washing machine and tumble dryer.

Side passage
Double glazed door to through reception room, double glazed window and door into kitchen, double glazed obscured windows to side and door to rear garden.

First floor landing
Central heating radiator, loft access, doors into:

Bedroom one 9'2" max 7'10" min x 12'5" (2.8 max 2.4 min x 3.8)
Double glazed window to rear, central heating radiator.


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Bedroom two 11'1" x 8'10" (3.4 x 2.7)
Double glazed window to front, central heating radiator.

Bathroom
Double glazed obscured window to rear, central heating radiator, low level flush w.c., bath with shower over, pedestal wash hand basin, cupboard housing central heating boiler.

Loft area 9'6" x 11'9" (2.9m x 3.6m)
Accessed via a loft ladder, skylight.

Garden
Slabbed patio area, outside tap, artificial lawn, stone chipping area, double glazed door into the double garage.

Double garage
Currently being sued as an entertainment space the garage has double glazed double opening French doors to the front and power.

Outside
There is one allocated parking space and access to double garage to the side of the property.

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 A

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

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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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