

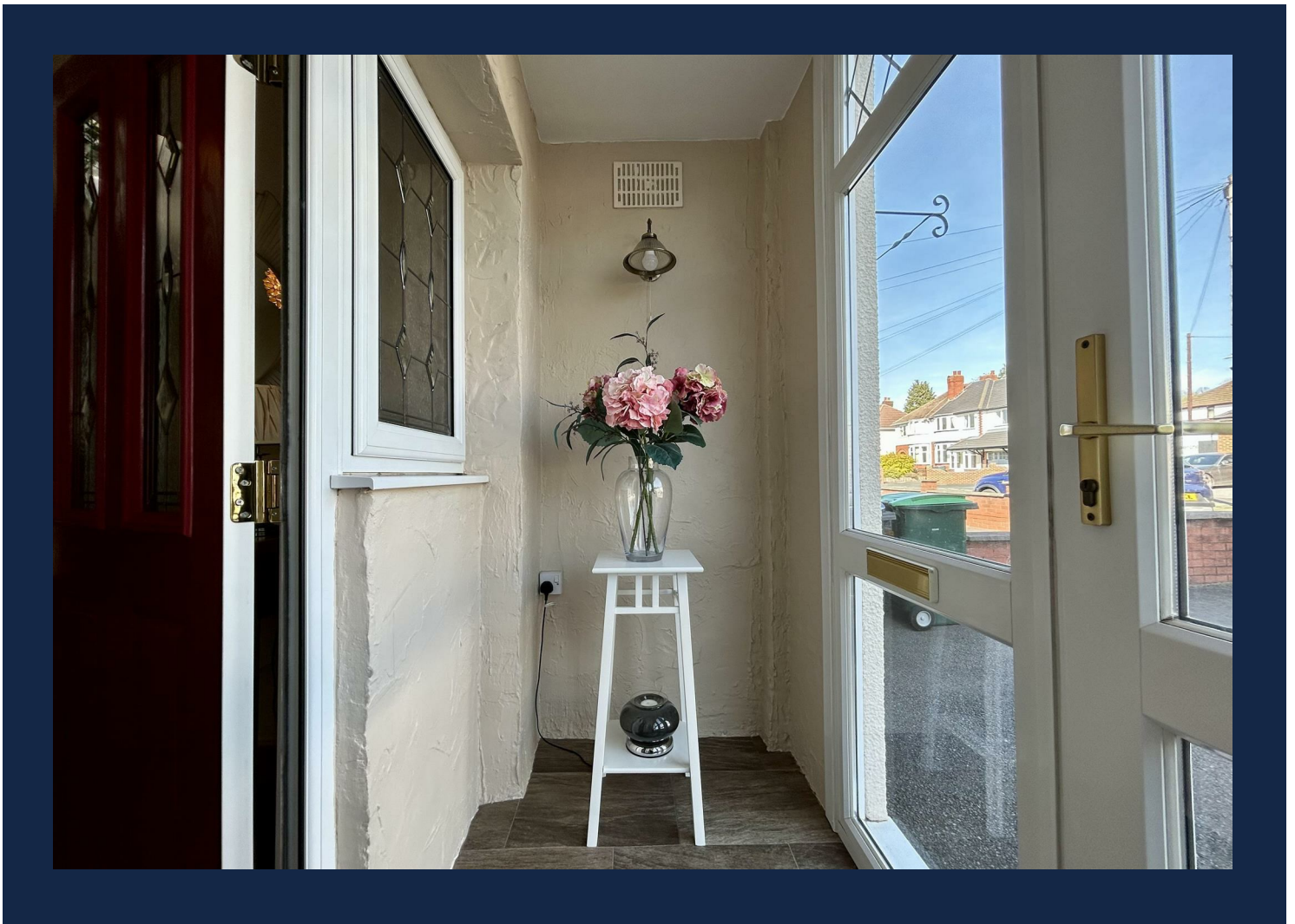
# Grove.

FIND YOUR HOME



189 Farm Road  
Oldbury,  
West Midlands  
B68 8PN

Offers Over £325,000



On Farm Road in Oldbury, this delightful semi-detached home presents an excellent opportunity for growing families. The location offers a perfect balance of suburban tranquillity and convenience, with local amenities such as Barnford Park and Langley Green train station just a short distance away.

To the front, the property benefits from a driveway and a welcoming entrance porch leading into the hallway. From here, there is access to a spacious through reception room and an open-plan kitchen featuring a movable centre island, ideal for flexible family living. The reception room boasts double doors opening into a bright conservatory, while the kitchen provides access to a utility area and the garage. The garage also includes a separate W.C., adding extra practicality. Upstairs, the property offers three well-proportioned bedrooms, all with fitted wardrobes, along with a family bathroom. The rear garden is beautifully maintained, with a combination of patio and lawn, perfect for relaxing or entertaining.

In summary, this charming home on Farm Road offers comfort, space, and practicality in a sought-after location. Don't miss the opportunity to view and envision your future in this wonderful setting. JH 01/06/2026 V2 EPC=D







#### Approach

Via tarmacadam driveway with block paved borders, walls to each side, slabbed step to double glazed front door into entrance porch.

#### Entrance porch

Two double glazed windows to front, double glazed obscured window into entrance hall, double glazed window connecting to the bay in the reception room, double glazed obscured door leads to entrance hall.

#### Entrance hall

Under stairs storage, further storage cupboard housing gas meter, central heating radiator, stairs to first floor accommodation, door into through reception room and door way into kitchen.

Through reception room 23'11" min 27'10" max x 10'5" (7.3 min 8.5 max x 3.2)

Double glazed bay window to front, double glazed French doors into conservatory, two central heating radiators, feature fireplace with surround.

Conservatory 12'5" x 8'2" (3.8 x 2.5)

Double glazed French doors to side, double glazed window to surround with obscured glazing to one side.











Kitchen 8'6" min 12'9" max x 14'5" (2.6 min 3.9 max x 4.4)

Storage unit fuse box and electric meter, double glazed window to rear, central heating radiator, matching high gloss wall and base units with square top surface over, splashbacks to match, one and a half bowl sink with mixer tap and drainer, integrated dishwasher, double oven and microwave, hob and extractor, door into the inner hall, door way into utility.

Inner hall

Has entrance to garage.

Garage 8'2" x 15'5" (2.5 x 4.7)

Double opening doors, housing central heating boiler, entrance to downstairs w.c. and has power.

Downstairs w.c.

Central heating radiator, wash hand basin with tap and w.c.

Utility 7'6" x 5'10" (2.3 x 1.8)

Double glazed door to side, double glazed windows

to rear, two double glazed windows to side, space for white goods including washing machine and tumble dryer, integrated fridge freezer, central heating radiator.

First floor landing

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

Bedroom one 10'5" x 13'1" (3.2 x 4.0)

Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom two 10'5" min 14'5" max x 10'5" (3.2 min 4.4 max x 3.2)

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

Bedroom three 8'10" x 6'6" (2.7 x 2.0)

Double glazed window to rear, central heating radiator, fitted wardrobes.

Bathroom

Two double glazed obscured windows to front, low



level flush w.c., P shaped bath with monsoon shower head over, vanity wash hand basin with mixer tap, vertical central heating towel rail.

#### Rear garden

The garden offers raised slabbed patio area, slabbed steps down to lawn with pathway through the lawn to three sheds at the rear.

#### 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 C

#### 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.

#### 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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