Grove.

FIND YOUR HOME

83 Parkfield Road

Oldbury,

West Midlands

B68 8PT

Asking Price £310,000

Situated on Parkfield Road in Oldbury, this delightful semi detached home offers spacious and well presented accommodation, making it an excellent choice for growing families. Positioned on a peaceful crescent with no through traffic, the property enjoys a quieter residential setting whilst remaining within easy reach of a range of local amenities, including shops, schools and parks. The location is also particularly convenient for commuters, with Birmingham city centre within a short drive.

To the front, the property benefits from a block paved frontage. Inside, the entrance hall flows into an impressive open plan kitchen and living area, complete with bifold style doors opening directly onto the rear garden and creating a bright and sociable space. A separate front lounge provides a cosy additional reception room, ideal for relaxing with the family. Upstairs, the property offers three well proportioned bedrooms alongside a modern shower room. Outside, the beautifully landscaped rear garden features a combination of decking and lawn, with an outhouse and shed positioned to the rear, providing useful additional space and storage.

With generous living accommodation, a beautifully presented garden and a convenient location, this charming home is ready to welcome its new owners. Early viewing is highly recommended to fully appreciate everything this property has to offer. JH 25/09/2026




Approach
Via a block paved frontage with access into the property via a double glazed obscured door leading to entrance hall.

Entrance hall
Having stairs to first floor accommodation, central heating radiator, cupboard housing electric meter and fuse box, further under stairs storage, passage to open plan living kitchen area and a door into the front reception room.

Front reception room 11'5" min 13'5" max x 10'9" (3.5 min 4.1 max x 3.3)
Double glazed bay window to front, central heating radiator, feature fireplace.

Open plan living area 17'8" x 17'0" (5.4 x 5.2)
Double glazed window to rear, double glazed bifold doors to rear, two central heating radiators, double glazed frosted glass door to the side, base units with square top surface over, splashbacks, integrated oven and microwave, hob, sink with mixer tap, integrated dishwasher and fridge.

Rear garden
Composite decking area, lawn and block paved patio to the rear with shed and garage outhouse.

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

Bedroom one .13'1" x 10'9" (.4 x 3.3)
Double glazed bay window to front, central heating radiator.

Bedroom two 10'9" x 14'1" (3.3 x 4.3)
Double glazed bay window to rear, central heating radiator.

Bedroom three 5'10" x 7'6" (1.8 x 2.3)
Double glazed window to front, central heating radiator.

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

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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