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FIND YOUR HOME



53 Crosswells Road  
Oldbury,  
West Midlands  
B68 8HB

Offers In The Region Of £200,000



### Spacious Three-Bedroom Terraced Home – Crosswells Road, Oldbury

Located on Crosswells Road in Oldbury, this spacious terraced home presents a fantastic opportunity for families and professionals alike. Set within a friendly and established neighbourhood, the property is ideally positioned for an easy commute into Birmingham city centre, with Langley Green train station just a short walk away. Local schools, parks, and everyday amenities are all within easy reach, making this home a practical and appealing choice.

The property is accessed via a front door leading to a passageway, which includes access to a useful store and a private entrance into the main house. The entrance hall includes a cellarette, providing additional storage. Two reception rooms provide flexible space for relaxing, dining, or entertaining, while a rear lobby offers further access into the store room. The fitted kitchen sits at the heart of the home and leads into a rear porch that features built-in storage, along with access to a well-sized family bathroom. Upstairs, the property boasts three good-sized bedrooms and a convenient shower room, offering ideal accommodation for a growing family or those working from home. Outside, the rear garden is low maintenance, with a slabbed area and raised lawn – perfect for outdoor enjoyment without the upkeep.

In summary, this charming home on Crosswells Road combines space, location, and practicality. With excellent transport links, comfortable living areas, and a welcoming community, it represents a great opportunity for buyers looking to settle in this desirable part of Oldbury. Early viewing is recommended to appreciate all it has to offer. JH 10/10/2025 EPC=D







#### Approach

Via a slabbed frontage with entrance into side passage (shared by next door), gas meters, door to rear store and door into property.

#### Entrance hall

Stairs to first floor accommodation, central heating radiator, coving to ceiling, under stairs storage cellarette, doors into two reception rooms.

Front reception room 11'5" min 12'1" max x 13'1" max 11'5" min (3.5 min 3.7 max x 4.0 max 3.5 min)

Double glazed bay window to front, coving to ceiling, dado rail, central heating radiator, feature fire with surround.

Rear reception room 12'5" x 11'1" min 12'1" max (3.8 x 3.4 min 3.7 max)

Double glazed window to rear, coving to ceiling, dado rail, feature fire with surround, central heating radiator, door to inner hall.

#### Inner hall

Double glazed sliding patio door to side into garden, central heating radiator, doorway into kitchen and door to store.









#### Kitchen 8'2" x 13'9" (2.5 x 4.2)

Double glazed window to side, central heating radiator, high gloss wall units and base units, wood effect surface over, sink with two drainers, space for washing machine, space for tumble dryer, space for fridge freezer, oven, gas hob, extractor, door into rear hall.

#### Rear hall

Double glazed obscured door to side leading to garden, door into bathroom.

#### Bathroom

Double glazed obscured window to side, bath, low level flush w.c., vanity style wash hand basin, central heating radiator, fitted storage cupboard housing central heating boiler.

#### First floor landing

Loft access, doors into three bedrooms and shower room.

#### Bedroom one 11'5" x 14'9" min 15'8" max (3.5 x 4.5 min 4.8 max)

Two double glazed windows to front, central heating radiator, dado rail.

#### Bedroom two 8'10" x 8'2" (2.7 x 2.5)

Double glazed window to rear, central heating radiator.

#### Bedroom three 6'6" x 12'5" (2.0 x 3.8)

Double glazed window to rear, central heating radiator.

#### Shower room

Low level flush w.c., corner shower cubicle with electric shower, vanity style wash hand basin with mixer tap.

#### Rear garden

Slabbed patio area leading to gate to lawn with plant borders to either side.

#### 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 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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