FIND YOUR HOME

27 Grove Road

Oldbury,

West Midlands

B68 9JL

Offers In The Region Of £275,000

Located on the popular Grove Road in Oldbury, this charming semi-detached home is ideal for first-time buyers and those looking to settle in a well-connected, welcoming neighbourhood. The property offers generous living space throughout, a south facing garden and benefits from close proximity to the popular Warley Woods.

Upon arrival, a driveway leads to a veranda and the main entrance hall. From here, you are welcomed into a spacious lounge, perfect for relaxing or entertaining and kitchen. Double doors in the lounge open into a bright conservatory, adding to the living space and offering lovely views of the garden. The well-proportioned kitchen is also accessed from the hall, completing the ground floor layout. Upstairs, the home features three bedrooms, providing ample accommodation for families or guests. A modern family shower room serves all three rooms. To the rear, the garden is laid to lawn with a patio area and raised beds stocked with a variety of mature shrubs—ideal for those who enjoy outdoor living.

Don’t miss the opportunity to view this well-presented property on Grove Road, where comfort, space, and convenience combine in a sought-after Oldbury location. JH 22/09/2025 V2 EPC=D



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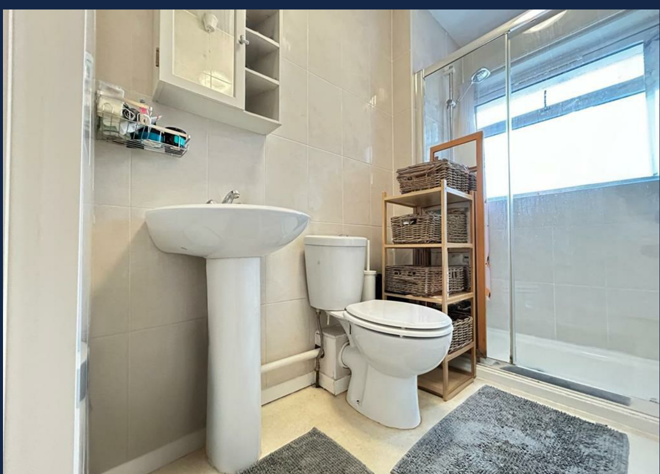





Approach
Via block paved driveway with raised block paved beds leading to double glazed obscured front door into entrance hall.

Entrance hall
Central heating radiator, under stairs storage housing fuse box, stairs to first floor accommodation with double glazed obscured window to front, doors into kitchen and lounge.

Kitchen 9'10" x 8'10" (3.0 x 2.7)
Double glazed window to front, wall and base units with roll top work surface over, splashback tiling to walls, integrated oven, hob, extractor, sink with mixer tap and two drainers, space for slim line dishwasher, central heating boiler, double glazed door into veranda.

Veranda 5'6" x 13'9" (1.7 x 4.2)
Double glazed obscured door and window to front, double glazed obscured window and door to rear, base units with work surface over, space for washing machine, dishwasher and fridge freezer.

Lounge 17'0" x 11'1" (5.2 x 3.4)
Two double glazed windows to conservatory, double glazed French doors to conservatory, central heating radiator, coving to ceiling and ceiling rose.

Conservatory 4'11" x 14'9" (1.5 x 4.5)
Double glazed windows to surround.

First floor landing
Loft hatch access with ladder, doors to shower room and bedrooms.

Shower room
Double glazed obscured window to front, central heating radiator, low level flush w.c., pedestal wash hand basin with mixer tap, cupboard housing water tank and shower.

Bedroom one 10'9" x 10'9" into wardrobes (3.3 x 3.3 into wardrobes)
Double glazed window to rear, central heating radiator, fitted wardrobes with sliding doors.

Bedroom two 8'10" x 9'10" (2.7 x 3.0)
Double glazed window to front, central heating radiator.

Bedroom three 10'9" x 5'2" (3.3 x 1.6)
Double glazed window to rear, central heating radiator.

Rear garden
Slabbed patio area with steps to lawn with raised beds and further patio to rear and shed.

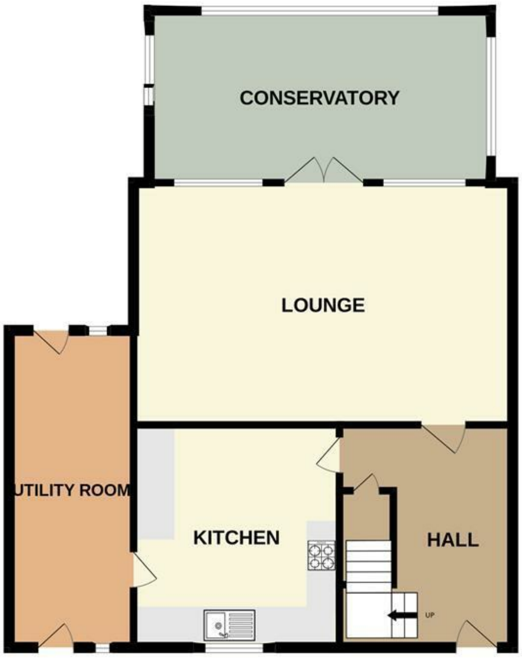
Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

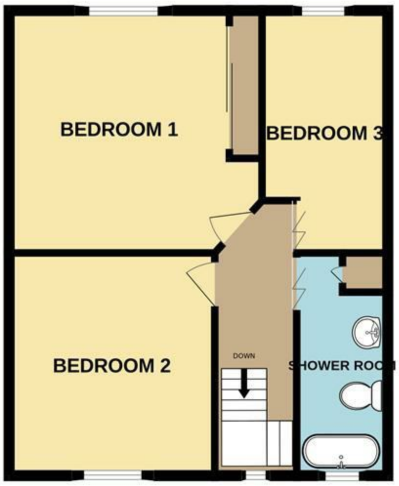
Council Tax Banding
Tax Band is

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

GROUND FLOOR

1ST FLOOR





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.