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FIND YOUR HOME



159 Oak Road
West Bromwich,
B70 8HW

Offers In Excess Of £420,000



On Oak Road in West Bromwich, this impressive detached home presents original features, an in and out driveway, spacious interior, three bedrooms and a study room. Set in a friendly neighbourhood, this home is ideally located to benefit from local amenities West Bromwich, well regarded schools, and Marl Hole park, making it a perfect choice for those seeking a balance of tranquillity and accessibility.

The property comprises of an elegant in and out driveway to the front, with lawn. The property is entered via an entrance porch, with access into a grand entrance hall at the heart and centre of the home. Feature double opening doors lead you to the through reception room with door to the rear garden, while other doors provide access into the downstairs w.c., dining room with original stained glass bay window and the breakfast kitchen. The kitchen has access into a utility space/sunroom allowing for a practical and versatile space with internal access to the garage. Upstairs are three bedrooms, a study room and a bathroom. The rear garden is a blank canvas, excellent for families.

Whether you are looking to settle down or invest, this property on Oak Road is a wonderful option that combines space, comfort, and practicality. Do not miss the chance to make this charming house your new home. JH 25/02/2026 V1 EPC=D

















Approach
Via tarmacadam driveway with lawn area with raised beds housing a variety of shrubs, access to garage, double glazed door and window into entrance porch.

Entrance porch
Stained glass obscured door into entrance hall.

Entrance hall
Coving to ceiling, dado rail, central heating radiator, fitted storage, doors to downstairs w.c., front reception room, kitchen and double opening doors into main reception room.

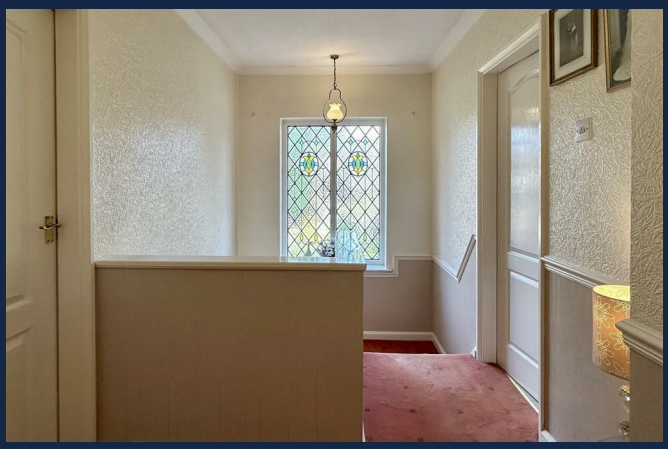
Reception room 11'9" x 26'2" (3.6 x 8.0)
Double glazed window to front, double glazed patio door and double glazed windows to rear, further double glazed window to side, three central heating radiators, coving to ceiling, ceiling rose, feature fireplace with open brick surround.

Dining room 12'1" x 11'9" (3.7 x 3.6)
Original stained glass bay window to front, central heating radiator, coving to ceiling, ceiling rose, window into kitchen.

Downstairs w.c.
Double glazed obscured window to rear, low level flush w.c., vertical central heating radiator and wash hand basin.














PULP FICTION




2025/2026 PLANNER







Kitchen 13'9" x 10'5" (4.2 x 3.2)
Double glazed window to rear, central heating radiator, coving to ceiling, matching wooden wall and base units with roll top surface over, splashback tiling to walls, feature open brick wall, integrated oven and grill, gas hob with extractor over, space for half height fridge, sink with mixer tap and drainer, door to utility.

Utility/sun room 8'6" x 20'4" (2.6 x 6.2)
Window to rear, window to side, sliding door to side, matching wall and base units with roll top surface over, sink with drainer, space for white goods, space for fridge freezer, door into garage.

First floor landing
Coving to ceiling, dado rail, original stained glass window to rear, doors lead to three bedrooms, study and bathroom.

Bathroom
Double glazed obscured window to rear, half height tiling to walls, w.c., bath, electric shower, central heating radiator, pedestal wash hand basin.

Bedroom one 11'9" x 8'6" (3.6 x 2.6)
Original stained glass bay window to front, central heating radiator, coving to ceiling, fitted wardrobes.

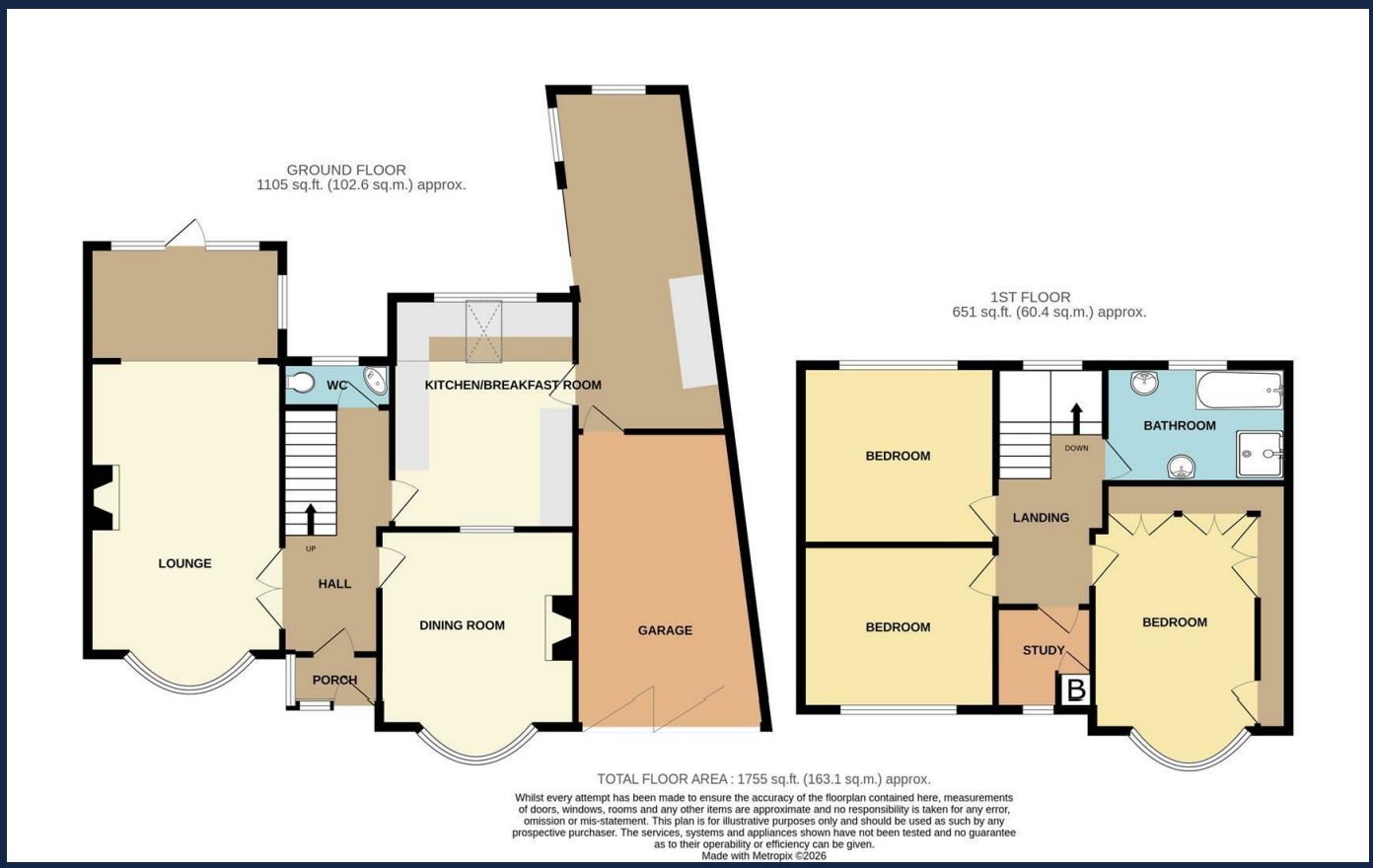
Study 5'10" x 6'2" (1.8 x 1.9)
Double glazed window to front, central heating radiator, loft access, cupboard housing the central heating boiler.

Bedroom two 10'9" x 11'9" (3.3 x 3.6)
Double glazed window to rear, central heating radiator.

Bedroom three 9'10" x 11'9" (3.0 x 3.6)
Double glazed window to front, central heating radiator.

Garage
Double opening doors to front, power and houses the fuse box.

Rear garden
Patio area with lawn area and a variety of mature shrubs and trees.



TOTAL FLOOR AREA : 1755 sq.ft. (163.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Solar Panels
We are advised that solar panels are installed at the property. However, we have not been provided with any related documentation. Prospective purchasers are to seek legal advice from their solicitor.

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 E

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.

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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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