

Grove.

FIND YOUR HOME



17 Shrublands Avenue
Oldbury,
West Midlands
B68 0PP

Offers In The Region Of £280,000



A truly impressive family home that has been thoughtfully extended and modernised by the current owners. This property offers the new owners a home that is ideal for entertaining and for those who love spending time in their garden. Shrublands Avenue is a quiet location that has been sought after by families due to its close proximity to good transport links, popular local schooling and being near to an abundance of local shops and amenities.

The layout in brief comprises of entrance hall, front facing lounge that lead through to the study area with a further flow through to the orangery. Also located at the rear of the property is the modern and well appointed kitchen with access to the rear garden and also the ground floor w.c. Heading upstairs is a pleasant landing, two good sized double bedrooms, a third bedroom, and the well presented house bathroom.

Externally the property offers off road parking to frontage with side access gate to rear. At the rear is a stunning garden that must be seen to be appreciated, offering multiple seating areas, a hot tub area and an outbuilding at the base of the garden. AF 18/8/26 V2 EPC=D







Approach

Via a walled slabbed driveway, paved steps leading to composite double glazed front door with garden area, side access gate to rear.

Entrance hall

Double glazed obscured window to side, ceiling light point, coving to ceiling, central heating radiator, wood effect laminate flooring, stairs to first floor accommodation, under stairs storage cupboard.

Lounge 10'5" x 15'8" into bay (3.2 x 4.8 into bay)

Double glazed bay window to front, ceiling light point, picture rail, feature fireplace, central heating radiator, wood effect laminate flooring, opening into study area.

Study 9'2" x 7'10" (2.8 x 2.4)

Ceiling light point, coving to ceiling, wood effect laminate flooring, central heating radiator.

Orangery 14'5" x 9'6" (4.4 x 2.9)

Double glazed windows to surround, easy clean roof, double glazed patio door to rear garden, light point, central heating radiator, wood effect laminate flooring, serving hatch to kitchen, spotlights.

Kitchen 12'5" max 6'10" min x 7'10" min 11'5" max (3.8 max 2.1 min x 2.4 min 3.5 max)

Ceiling spotlights, double glazed velux skylights, under floor heating, wall and base units, wooden work surface, stainless steel one and a half bowl sink and drainer, induction hob, extractor, double oven, space for American style fridge freezer and washing machine, large storage cupboard, larder store, airing cupboard, built in dishwasher, tiled flooring, central heating radiator, double glazed door leading to rear garden.











Downstairs w.c.

Obscured double glazed window, ceiling light point, extractor, panels to wall and tiling to a wall, low level w.c., wash hand basin, central heating radiator, tiled flooring.

First floor landing

Double glazed obscured window to side, ceiling light, loft access with ladder, doors to bedrooms and bathroom.

Bedroom one 10'5" x 10'2" (3.2 x 3.1)

Double glazed window to front, ceiling light point, picture rail, central heating radiator, wood effect laminate flooring.

Bedroom two 8'2" x 11'1" (2.5 x 3.4)

Double glazed window to rear, ceiling light point, central heating radiator, picture rail, wood effect laminate flooring.

Bedroom three 7'10" x 7'10" (2.4 x 2.4)

Double glazed window to rear, ceiling light point, wood effect laminate flooring, picture rail, central heating radiator.

House bathroom

Obscured double glazed window to side, ceiling light, bath with shower over, panelled walls, vanity unit with wash hand basin and low level flush w.c., central heating towel radiator, tiled flooring.

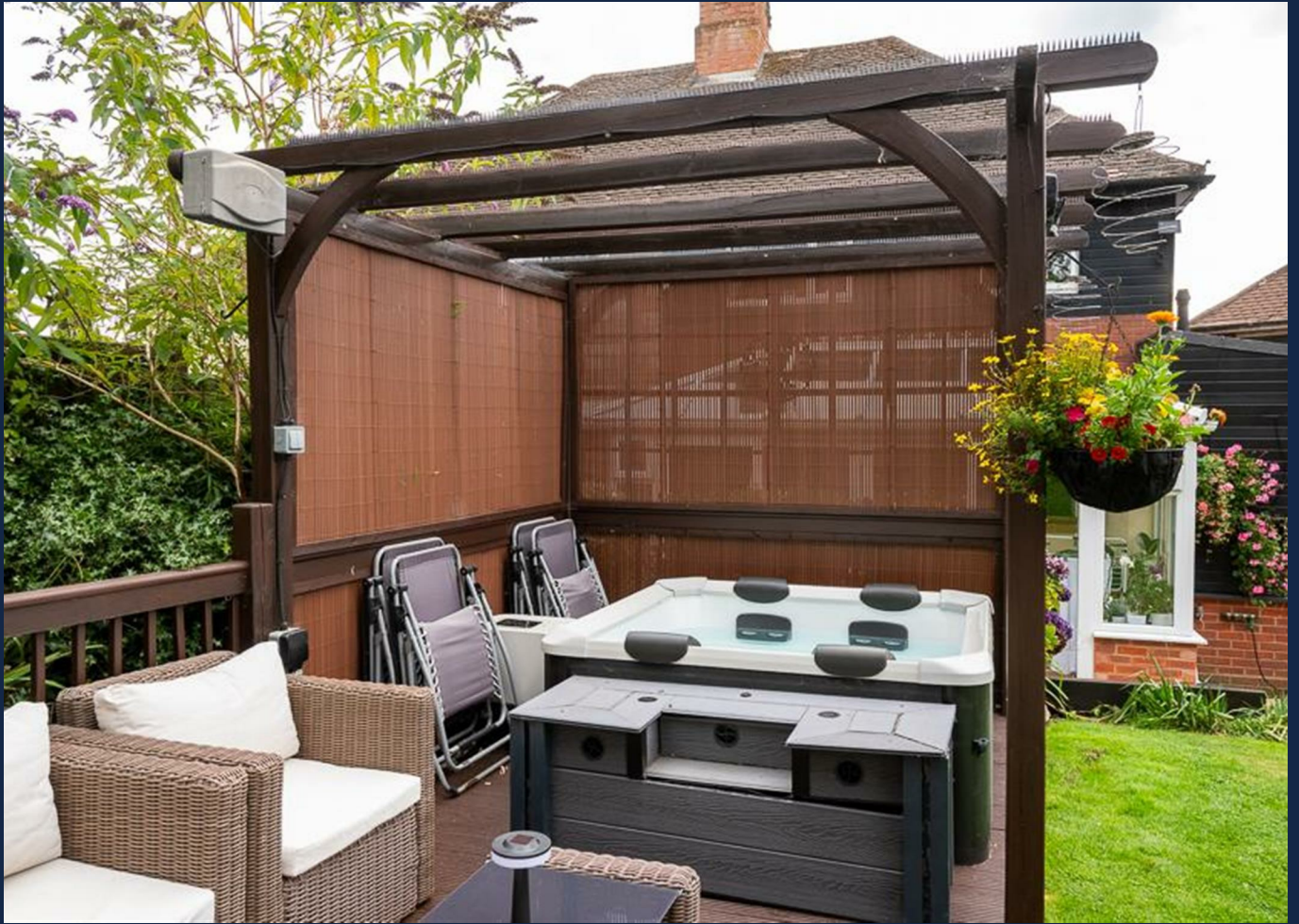
Rear garden

Having a good sized slabbed patio area bordered with sleepers, step up to slabbed pathway meandering through the garden to the rear. To the one side of the pathway is a feature pond and flower beds, stone chipping seating area and greenhouse. To the other side is a raised decked patio area with pergola and summer house. To the rear of the garden is a feature circular slabbed patio with space for shed and a raised rockery with mature plants, shrubs and trees. There is also an outbuilding 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.



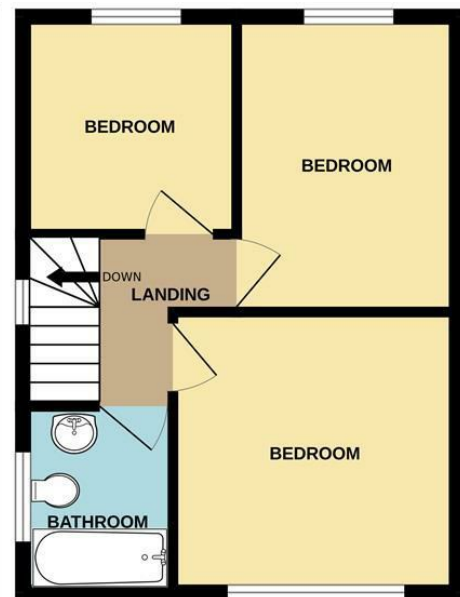




GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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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 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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