

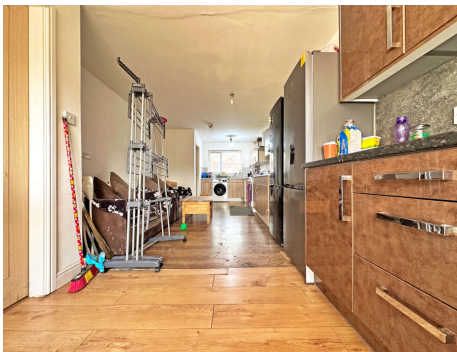
for sale
£350,000 Freehold

**Paul
Dubberley**



Ratcliff Walk Oldbury B69 2RJ

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Property Description

Situated on the popular Ratcliff Walk, this impressive six-bedroom, four-bathroom home offers an abundance of versatile living space, making it an ideal purchase for growing families, multi-generational living, or those seeking generous accommodation throughout.

Upon entering the property, you are welcomed into a spacious and well-presented interior, with the heart of the home being the outstanding open-plan kitchen and living area. The ground floor benefits from two generously sized double bedrooms, both enjoying the luxury of their own private en-suite shower rooms, offering excellent flexibility for guests, older relatives, or independent family members.

To the first floor, the property continues to impress with four further bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom, ensuring ample facilities for busy households.

Externally, the property offers low-maintenance outdoor space to both the front and rear. The frontage provides a practical slabbed garden area, while the enclosed rear garden has been designed for easy upkeep, allowing more time to enjoy the space rather than maintain it. A detached garage is located to the rear of the property, with convenient vehicle access providing secure off-road parking.

Ground Floor

Entrance Hall

With stairs to the first floor

Kitchen / Living Room

29' 1" x 10' 10" (8.86m x 3.30m)

Bedroom 1

13' 9" x 10' 10" (4.19m x 3.30m)

With En-Suite

Bedroom 3

9' 2" x 8' 10" (2.79m x 2.69m)

With En-Suite

1st Floor

Bedroom 2

9' 7" x 9' (2.92m x 2.74m)

With En-Suite

Bedroom 4

10' 11" x 9' 5" (3.33m x 2.87m)

Bedroom 5

11' 3" x 8' 8" (3.43m x 2.64m)

Bedroom 6

8' 2" x 5' 3" (2.49m x 1.60m)

Family Bathroom

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Title MM78218 contains beneficial rights or easements a potential buyer should consult their conveyancer for more information

Here is a summary but a property lawyer can advise further:- The 2016 Transfer and the relevant Housing Act provisions give the land the benefit of, and make it subject to, legal rights such as easements. The register does not describe the individual rights; the filed Transfer and the relevant statutory provisions should be checked for details.

The 2016 Transfer also contains provisions about light or air and boundary structures. The register does not state their exact effect, so the filed copy should be checked.

No transfer or lease of the registered estate dated before 24 October 2026 by the proprietor of the registered estate or by the proprietor of any registered charge is to be completed by registration unless accompanied by

(a) a certificate given by The Borough Council of Sandwell that the

transfer or lease complies with the requirements of section 156A of the Housing Act 1985 or that the transfer or lease is an exempted disposal

or is not a relevant disposal, or

(b) a certificate given by the local housing authority for the area in

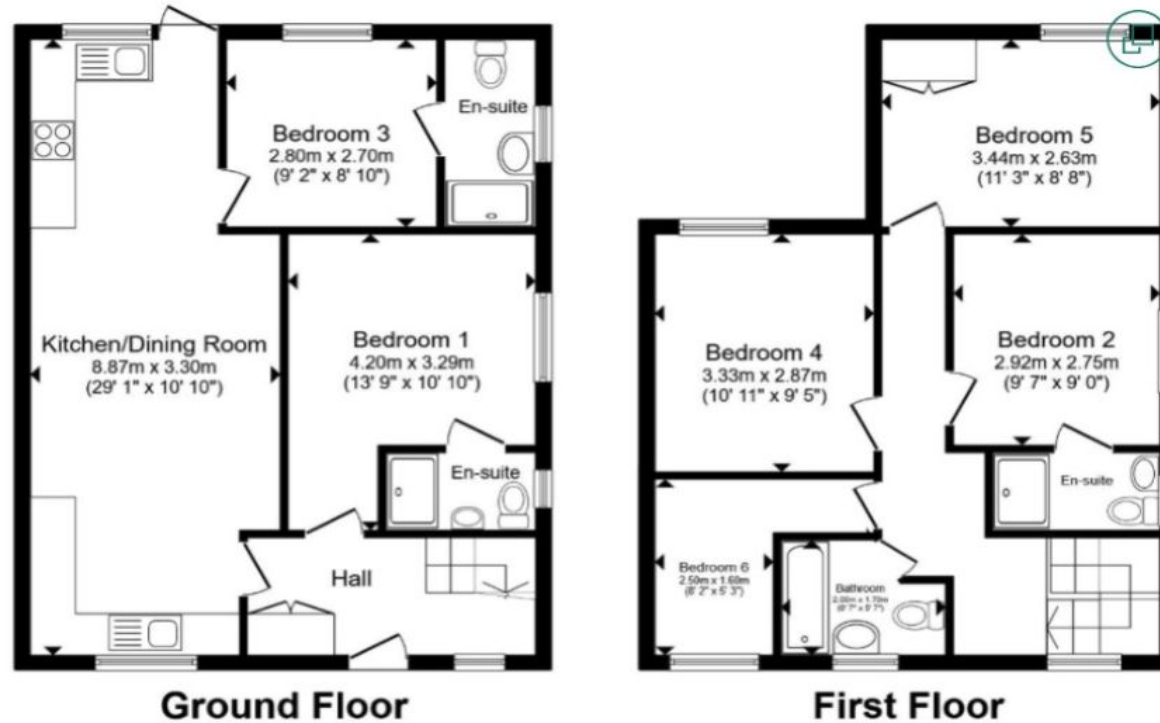
which the property is situated that (i) The Borough Council of Sandwell is no longer in existence and (ii) the transfer or lease complies with the requirements of section 156A of the Housing Act 1985 or is either an exempted disposal or is not a relevant disposal.







Floor Plan



Total floor area 110.6 m² (1,191 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Paul Dubberley on

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73 Great Bridge
 TIPTON DY4 7HF

EPC Rating: C Council Tax
 Band: B

view this property online PaulDubberley.co.uk/Property/PTI105518

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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Property Ref: PTI105518 - 0002

