

# Grove.

FIND YOUR HOME



40 Kenilworth Road  
Oldbury,  
West Midlands  
B68 0ND

Offers Over £500,000



## Kenilworth Road, Oldbury – Contemporary Detached Family Home

Set on a generous corner plot in a well-regarded part of Oldbury, this modern detached property blends stylish open-plan living with high-quality finishes and heating via an efficient heat sourced air pump. With underfloor heating across the entire ground floor, multiple parking options, and spacious interiors, the home is perfectly suited to modern family life. Its location within a friendly and convenient neighbourhood just minutes from schools, parks, and everyday amenities, makes it an ideal choice for growing families or professionals looking for space and style.

To the front, the property enjoys a lawned garden with block-paved frontage, while an additional tarmac driveway to the side provides further parking and access to the garage. A smart-lock front door opens into the entrance hall, setting the tone for the high specification found throughout. The entire ground floor benefits from underfloor heating and features stylish herringbone flooring in all rooms, apart from the shower room, which is finished with premium Porcelanosa tiling. The heart of the home is the open-plan living space, combining a modern fitted kitchen with quartz worktops, a centre island, and generous dining and lounge areas. A media wall adds a contemporary touch, and bifold-style doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. Also on the ground floor are two well-proportioned bedrooms and a sleek, modern shower room. Upstairs, the home offers two additional bedrooms, including one with a striking dual-aspect Juliet balcony that fills the room with natural light. The first-floor bathroom is spacious and features both a bath and separate shower for added comfort. Outside, the rear garden offers a perfect space for relaxing or entertaining, with a combination of lawn and decked seating areas, along with access to the garage for added practicality.

JH 8/12/2025 V2 EPC=C







#### Approach

Via gated lawn with slabbed pathway to front door, garage access to side, lawn to surround the property and a tarmac driveway to garage in the garden.

#### Entrance hall

Under stairs storage, cupboard housing heat source air pump, doors radiating to open plan living area, study, downstairs shower room and downstairs bedroom.

Open plan family room 11'5" min 22'11" max x 12'5" min 18'8" max (3.5 min 7.0 max x 3.8 min 5.7 max)

Double glazed window to front, double glazed bifold doors to rear, double glazed window to side, wall and base units with square top quartz surface over, integrated drainer and splashbacks, sink with mixer tap, centre island with quartz work top, space for American style fridge freezer, microwave oven, hob, extractor, integrated dishwasher and washing machine, inset shelving, inset ceiling spotlights.

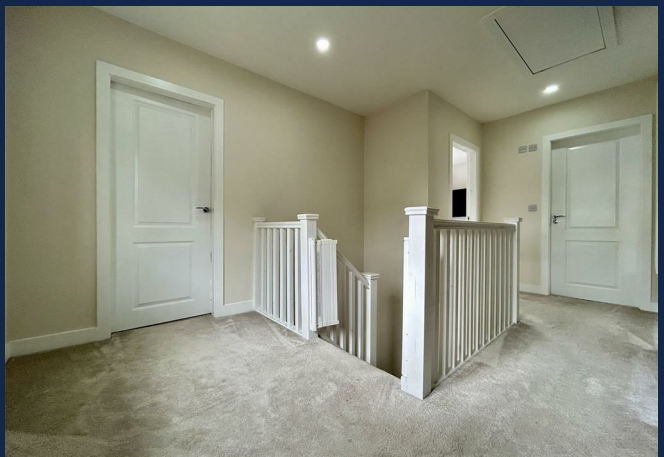
#### Shower room

Double glazed frosted glass window to rear, low level flush w.c., vanity style wash hand basin with mixer tap, shower with monsoon head over, tiling to floor, tiling to walls.

Study 11'5" x 9'2" (3.5 x 2.8)

Double glazed door and windows to rear.











Ground floor bedroom 12'5" x 10'5" (3.8 x 3.2)  
Double glazed window to front.

First floor landing  
Double glazed window to front, loft access with ladder, central heating radiator, doors to two bedrooms and family bathroom, air source heat pump.

Bedroom one 11'9" x 16'0" (3.6 x 4.9)  
Dual aspect bifolding doors to two Juliet balcony's, inset spot lighting, central heating radiator.

Bedroom two 10'9" x 12'5" (3.3 x 3.8)  
Double glazed window to front, central heating radiator.

Bathroom  
Free standing bath, wash hand basin with mixer tap, low level flush w.c., shower with monsoon shower head, vertical central heating towel rail, tiled walls and floor.

Rear garden  
Decked area, lawn area and fencing to a stone chipping area to the garage.

Garage 8'2" x 16'0" (2.5 x 4.9)  
Roller electric door, window to side and power.

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 D.

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 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.

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