

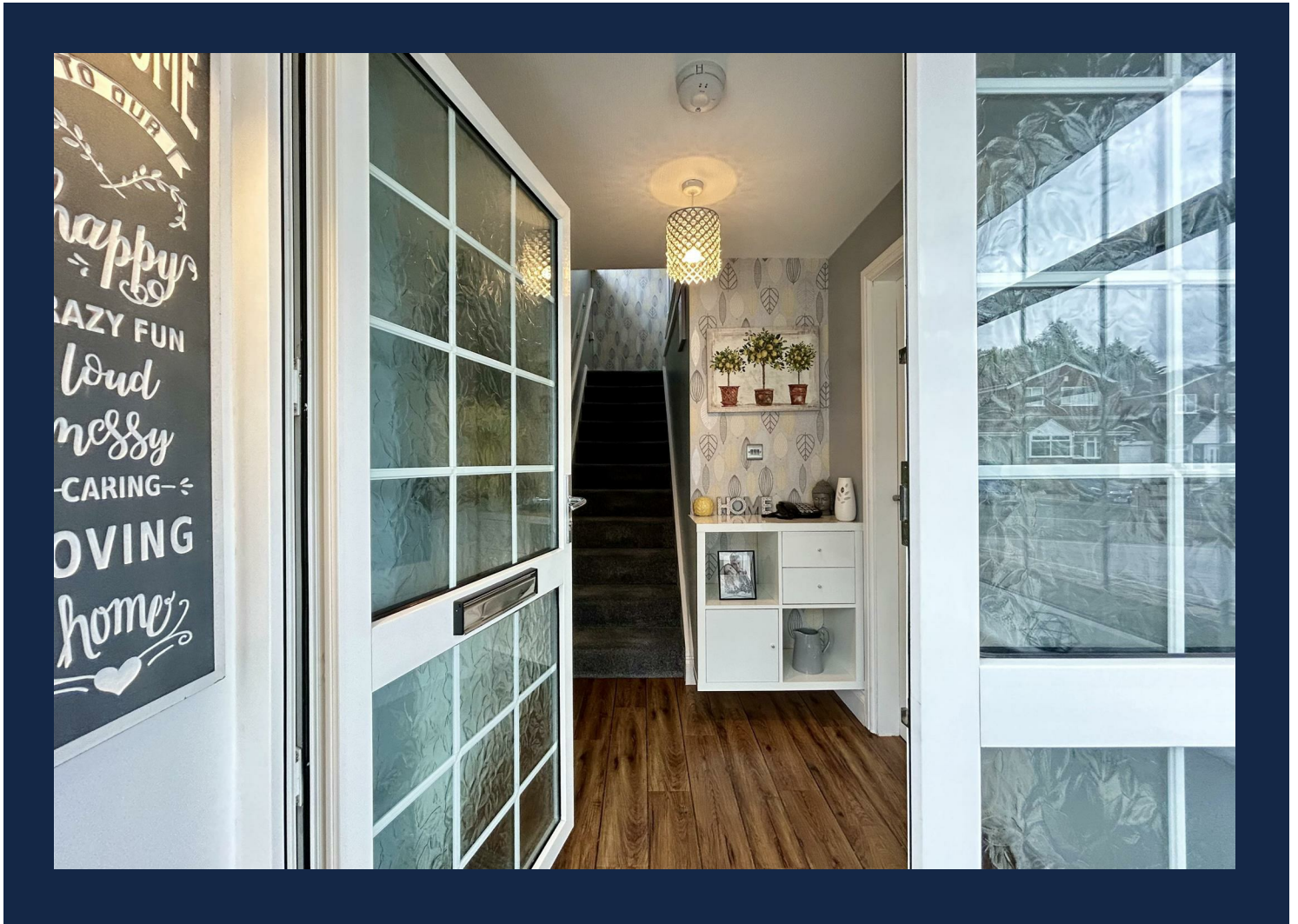
Grove.

FIND YOUR HOME



39 Muirfield Crescent
Oldbury,
West Midlands
B69 1PW

Offers In The Region Of £270,000



Muirfield Crescent, Tividale, Oldbury – A Welcoming Family Home

This well-maintained semi-detached home is located on the popular Muirfield Crescent in Tividale, Oldbury. Ideal for families, the property offers comfortable, move-in ready accommodation in a well-connected and community-focused area. With local schools, transport links, and everyday amenities just moments away, it's perfectly positioned for those seeking both practicality and a sense of neighbourhood charm.

The front of the property features a tarmac driveway, providing off-road parking and leading to two separate entrance porches. The main porch opens into a welcoming entrance hall, with access to a bright reception room and stairs to the first floor. The reception room flows beautifully into the kitchen-diner via double glass doors, creating a sense of openness and versatility—ideal for both entertaining and family living. The kitchen is stylishly fitted with integrated appliances and benefits from French doors that open out to the rear garden. A separate utility area, accessible through the second entrance porch, offers space for white goods and additional storage. Upstairs, the property comprises three well-proportioned bedrooms and a modern family bathroom. The rear garden is laid to lawn and features a patio seating area along with a raised feature pond, offering a relaxing outdoor space with character.

If you're searching for a practical and comfortable home in a friendly, well-connected neighbourhood, this semi-detached property on Muirfield Crescent is one to view. JH 8/10/2025 V4 EPC=C







Approach

Via tarmacadam driveway with block paved and stone chipping borders leading to double glazed front door into entrance porch.

Entrance porch

Double glazed windows to front and side, double glazed obscured door and window into entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, glass door into reception room.

Reception room 11'1" min 13'9" max x 13'1" (3.4 min 4.2 max x 4.0)

Central heating radiator, double glazed bow window to front, double opening doors to kitchen diner.

Kitchen diner 16'8" x 8'6" (5.1 x 2.6)

Double glazed sliding patio door to rear, double glazed window to rear, central heating radiator, inset spotlights to ceiling, wall and base units with oak square top surface over, splashback tiling, integrated oven, gas hob, extractor, integrated microwave, integrated fridge freezer, butler sink with mixer tap, integrated dishwasher, double glazed obscured door into the utility.











Utility 6'10" x 12'5" (2.1 x 3.8)

Double glazed window to rear, double glazed door to side, central heating radiator, double opening doors, space for washing machine and tumble dryer, high gloss wall and base units with roll top work surface over, splashback tiling to walls. Door leading to additional porch.

Porch

Double glazed window and door to front, inset ceiling light points, central heating radiator, fitted cupboard housing the meters and fuse box.

First floor landing

Loft access with ladder and housing the central heating boiler, double glazed obscured window to side, airing cupboard and doors radiating to:

Bathroom

Double glazed obscured window to rear, vertical central heating towel rail, bath with shower over, low level flush w.c., vanity wash hand basin with mixer tap, inset ceiling light points, tiling to walls.

Bedroom one 10'9" x 9'10" (3.3 x 3.0)

Double glazed window to front, central heating radiator, inset ceiling light points, fitted wardrobe with sliding doors.

Bedroom two 9'10" max 8'6" min x 9'10" (3.0 max 2.6 min x 3.0)

Double glazed window to front, central heating radiator.

Bedroom three 6'6" x 7'6" (2.0 x 2.3)

Double glazed window to front, central heating radiator, bulk head with fitted storage cupboard over.

Rear garden

Block paved patio area, raised feature pond, stepping stones via lawn to shed, stone chipping borders.

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 C

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.

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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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