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59 Castle Road West

Oldbury,

West Midlands

B68 0EN

Offers In Excess Of £425,000



A truly impressive 4 bed semi detached family home that has been thoughtfully extended by the current owners.

The layout in brief comprises of Entrance porch, hallway, a front facing lounge area that opens through to dining area. The dining area feature patio doors that lead through to the conservatory. Also located at the rear of the property is an extended galley style kitchen with breakfast bar and store cupboard that currently houses their fridge/ freezer. Off the kitchen is a boot room area with internal access to garage and to the ground floor WC. Heading upstairs is a pleasant landing with loft access, a spacious front double bedroom with feature bedroom, a second double located to the rear, a third impressive double bedroom with dual aspect, and forth bedroom, ands the house bathroom.

Externally the property offers ample off road parking over the block paved driveway and access to the garage. At the rear of the property is an impressive landscaped garden with multiple seating areas, feature pond, a large lawned area, with a truly impressive out building at the base of the garden which has been currently set out to be a traditional bar.

Viewing is highly advised to appreciate the character features on offer. AF 12/11/26 V2





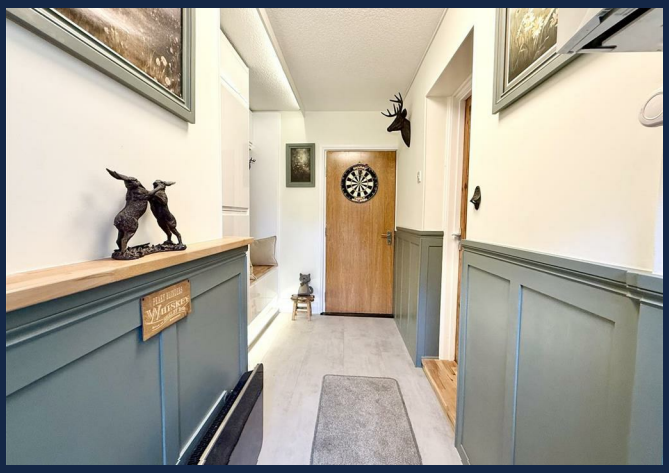




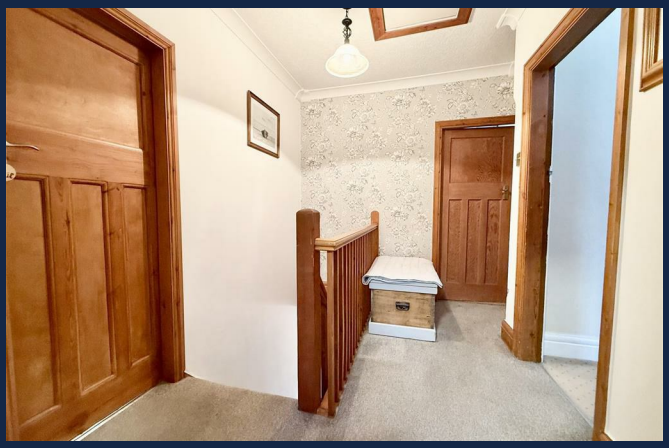














Approach
Via block paved driveway, raised walled garden area with a variety of shrubs and plants, double glazed front door with inserts leading to porch.

Porch
Timber door into entrance hall.

Entrance hall
Stairs to first floor accommodation, under stairs storage, ceiling light point, central heating radiator, wood effect laminate flooring.

Lounge area 11'9" x 14'1" into bay (3.6 x 4.3 into bay)
Double glazed bay window to front, ceiling light point, wall lighting, feature fireplace with electric fire, central heating radiator, wood effect laminate flooring.

Dining area 11'1" x 13'1" (3.4 x 4.0)
Ceiling lighting, coving to ceiling, central heating radiator, wood effect laminate flooring, double glazed door and window to conservatory.

Conservatory 8'6" x 9'6" (2.6 x 2.9)
Double glazed windows to rear, double glazed door to rear garden, wall mounted lighting, wood effect laminate flooring, electric heated radiator.













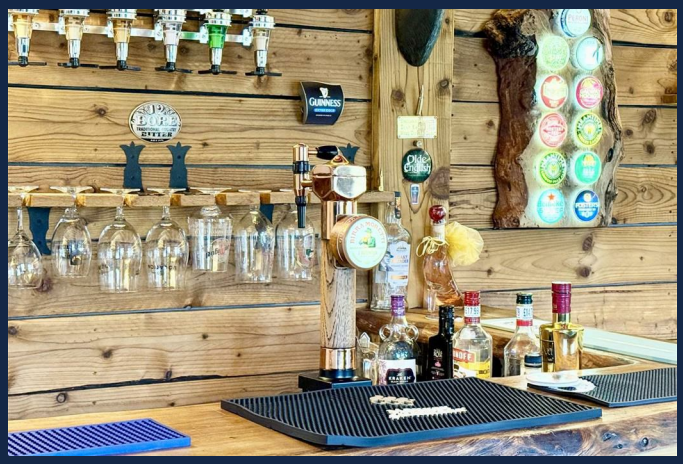












Kitchen 6'10" x 16'4" (2.1 x 5.0)
Ceiling light points, double glazed window to rear, range of wall and base units, wood effect work surface, stainless steel sink and drainer, tiled splashbacks, built in extractor, electric hob, double oven, space for dishwasher, kardean style effect laminate flooring, breakfast bar, space for fridge freezer, door leading to boot room/laundry area and ground floor w.c.

Boot room/laundry 6'6" max 3'11" min x 14'1" (2.0 max 1.2 min x 4.3)
Ceiling lighting, electric heated radiator, wood effect laminate flooring, feature panelling, access to garage, plumbing for washer dryer, access to rear garden via double glazed door and access to ground floor w.c.

Ground floor w.c.
Ceiling light point, tiled walls, low level w.c. and vinyl tiled flooring.

First floor landing
Ceiling light point, coving to ceiling. loft access hatch.

Bedroom one 10'9" x 12'9" (3.3 x 3.9)
Double glazed window to rear, ceiling light point, central heating radiator.

Bedroom two 9'10" x 13'5" (3.0 x 4.1)
Double glazed bay window to front, ceiling light point, coving to ceiling, central heating radiator.

Bedroom three 6'6" x 16'0" (2.0 x 4.9)
Double glazed windows to front and rear, ceiling light point, central heating radiator.

Bedroom four 8'2" x 7'10" (2.5 x 2.4)
Double glazed window to front, ceiling light point, coving to ceiling, central heating radiator.

Bathroom
Ceiling light point, double glazed window to rear, tiled walls, P shaped bath with shower over, low level flush w.c., wash hand basin, central heating radiator, wood effect laminate flooring.

Rear garden
Patio area leading to good sized decked area, feature


THE GARRISON
OPEN


OPEN
DAD

pond, mature borders, lawn and pathway leading to rear of the garden with an outbuilding and raised decking.

Outbuilding 16'8" x 13'9" (5.1 x 4.2)
The outbuilding has double glazed sliding door and window, power, wifi extender, wall mounted lighting, electric heating, wooden flooring and walls.

Garage store 6'10" x 10'9" (2.1 x 3.3)

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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