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55 Old College Avenue
Oldbury,
West Midlands
B68 8BF

Offers In The Region Of £145,000



Modern First Floor Apartment – Old College Avenue, Oldbury

Located on the sought-after Old College Avenue in Oldbury, this stylish first-floor apartment, built in 2013 and owned by just one previous occupant, presents a rare opportunity to secure a modern, open-plan home in a prime location. Combining contemporary living with convenience, the property is ideally positioned close to local amenities, excellent transport links, and nearby green spaces, offering the perfect balance between tranquillity and accessibility.

Set within a well-maintained building of just three apartments, one per floor - this home benefits from an allocated parking space and a charming pathway across a lawned area leading to the communal entrance hall. Inside, the apartment opens into a welcoming entrance hall with a handy storage cupboard. The heart of the home is the spacious open-plan living area, featuring a fitted kitchen and ample room for both lounge and dining furniture. The property also includes two well-proportioned bedrooms and a modern family bathroom.

Whether you're a first-time buyer, someone looking to downsize, or an investor seeking a quality rental opportunity, this delightful apartment offers comfort, style, and convenience in equal measure. With its attractive setting and thoughtfully designed layout, this residence on Old College Avenue is well worth a closer look. Leasehold JH 27/08/2025 V1







Approach

Via one allocated parking space, lawn, pathway to front door to communal entrance hall.

First floor landing

Door giving access into private entrance hall.

Entrance hall

Central heating radiator, airing cupboard and doors to open plan living area, two bedrooms and bathroom.

Open plan living area 10'9" min 24'3" max x 14'1" min 22'7" max (3.3 min 7.4 max x 4.3 min 6.9 max)

Two double glazed windows to rear, double glazed window to front, three central heating radiators, gloss wall and base units with roll top surface over and splashbacks to match, integrated oven, gas hob, extractor, integrated washing machine, one and a half bowl sink with mixer tap and drainer, integrated fridge freezer, inset ceiling spotlights, central heating boiler.

Bedroom one 12'5" x 9'6" (3.8 x 2.9)

Double glazed window to front, central heating radiator, double opening doors to wardrobe.

Bedroom two 8'2" x 10'2" (2.5 x 3.1)

Double glazed window to rear, central heating radiator.



Bathroom

Double glazed obscured window to front, complementary tiling to walls, low level flush w.c., pedestal wash hand basin with mixer tap, vertical central heating towel rail and shower.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. The lease is 125 years from 1st April 2013. There is a service charge of £836.70 paid half yearly.

Council Tax Banding

Tax Band is A

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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

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