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4 Monarch House, 314 Pound Road
Oldbury,
West Midlands
B68 8NQ

Offers In The Region Of £150,000



Nestled in the heart of Oldbury on Pound Road, this charming flat enjoys a convenient location with excellent transport links to Birmingham by both car and train. Ideally positioned approximately equidistant between Langley and Cradley Heath train stations, the property is also within easy reach of the green open spaces of Brandhall Green and Brandhall Golf Course, perfect for those who enjoy spending time outdoors.

The property benefits from a communal driveway to the front and access via a communal entrance hall. Internally, a central hallway leads to a spacious lounge, a kitchen, a modern family bathroom and three well-proportioned double bedrooms, offering versatile accommodation to suit a variety of needs. To the rear are communal grounds.

Whether you're a first time buyer looking to take your first step onto the property ladder or seeking to downsize without compromising on space, this well located flat on Pound Road presents an excellent opportunity to enjoy comfortable living with convenient access to local amenities, transport links and outdoor spaces.

Early viewing is highly recommended to appreciate all this property has to offer. JH 29/10/26 V1 EPC=C




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Approach
Via a communal entrance with stairs to first floor accommodation with a private door into the entrance hall.

Entrance hall
Central heating radiator, airing cupboard housing central heating boiler, doors into the kitchen, bathroom, lounge and three bedrooms.

Kitchen 9'10" x 10'9" (3.0 x 3.3)
Double glazed window to rear, vertical central heating radiator, solid wood wall and base units with square top surface over, integrated oven, hob with extractor, space for washing machine, sink with mixer tap and drainer, space for fridge freezer.

Lounge 12'9" x 16'0" (3.9 x 4.9)
Double glazed window to front, central heating radiator.

Bathroom
Double glazed obscured window to side, vertical central heating towel rail, vanity style wash hand basin with mixer tap, low level flush w.c., P shaped bath with monsoon head over.

Bedroom one 9'10" x 12'1" (3.0 x 3.7)
Double glazed window to rear, central heating radiator, fitted wardrobes.





Bedroom two 7'10" x 14'5" (2.4 x 4.4)
Double glazed window to front, central heating radiator.

Bedroom three 10'9" x 6'10" (3.3 x 2.1)
Double glazed window to the rear, central heating radiator.

Outside
The rear communal grounds offer a lawned area, steps and pathway down to garage space.

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. We are advised that the length of lease is 195 years from 24th June 1974. We have been advised that the ground rent is £20 per month and service charge is £55.00 per month.

Council Tax Banding
Tax Band is

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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