

# Grove.

FIND YOUR HOME



14 Defford Drive  
Oldbury,  
West Midlands  
B68 9RQ

Offers In The Region Of £235,000



In Defford Drive, Oldbury, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. Parking is a notable advantage, with space available for multiple vehicles. Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and transport links, making it an ideal choice for those seeking a balance of tranquillity and accessibility.

The property comprises of a block paved driveway and step to the front door. Inside is an open plan entrance hall and kitchen, which provide access to two reception rooms and a utility. The utility has doors to a downstairs w.c., cloakroom, store and rear garden. The rear reception room has double opening doors to the conservatory, which overlooks the lawned garden. Upstairs are two bedrooms, a study/box room and a family bathroom.

This property is a wonderful opportunity. Don't miss your chance to make this house your home. JH 02/04/25 V2 EPC=E







#### Approach

Via block paved driveway with raised stone chipping bed, access via step to double glazed obscured front door.

#### Entrance hall

Vertical central heating radiator, coving to ceiling, under stairs storage cupboard, doors to two reception rooms.

#### Kitchen 10'5" x 5'6" (3.2 x 1.7)

Double glazed window to rear, matching wall and base units, integrated oven and grill, hob over, extractor fan, splashback tiling to walls, sink with mixer tap and drainer, vertical central heating radiator. Door to utility.

#### Front reception room 11'9" max 9'6" min x 9'10" max 8'10" min (3.6 max 2.9 min x 3.0 max 2.7 min)

Double glazed bay window to front, central heating radiator, coving to ceiling.

#### Rear reception room 10'5" x 9'10" max 8'10" min (3.2 x 3.0 max 2.7 min)

Double glazed double opening French doors into the conservatory with double glazed windows to either side and above, decorative coving to ceiling, central heating radiator.

#### Conservatory 8'10" x 12'1" (2.7 x 3.7)

Double glazed double opening French doors to rear, double glazed windows to surround, central heating radiator.

#### Utility 5'6" x 11'1" (1.7 x 3.4)

Doors to store, cloakroom and downstairs w.c., vertical central heating radiator, double glazed obscured back door.









Downstairs w.c.

Double glazed obscured window to side, low level flush w.c.

First floor landing

Double glazed obscured window to side, loft access, coving to ceiling, doors radiating to bathroom and three bedrooms.

Bedroom one 12'5" into bay 9'10" min x 8'10" min 10'2" max (3.8 into bay 3.0 min x 2.7 min 3.1 max)

Double glazed bay window to front, central heating radiator, coving to ceiling.

Bedroom two 9'10" max 8'10" min x 10'5" (3.0 max 2.7 min x 3.2)

Double glazed window to rear, central heating radiator, coving to ceiling, fitted wardrobe.

Bedroom three 6'6" x 5'6" (2.0 x 1.7)

Double glazed window to rear.

Family bathroom

Double glazed obscured window to rear, built in bath

with telephone style mixer tap, Heritage wash hand basin, low level flush w.c., fitted storage cupboard housing central heating boiler.

Rear garden

Slabbed steps to lawn area, space for shed and being surrounded by fence panels.

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.

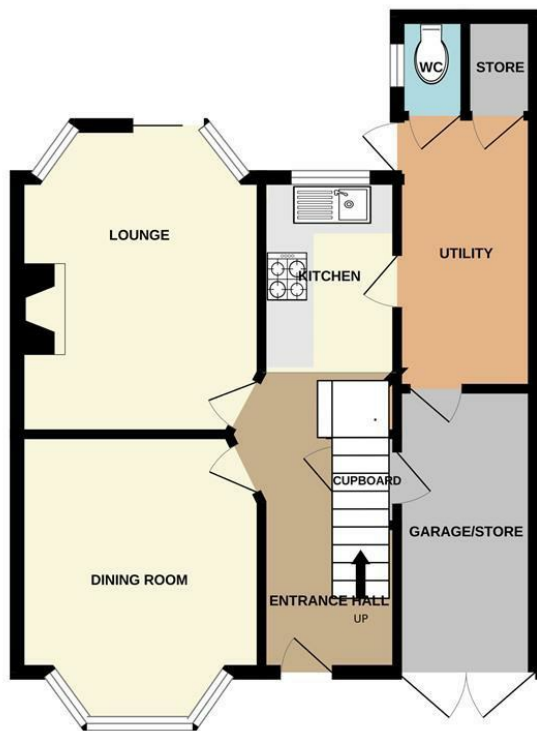
Council Tax Banding

Tax Band is

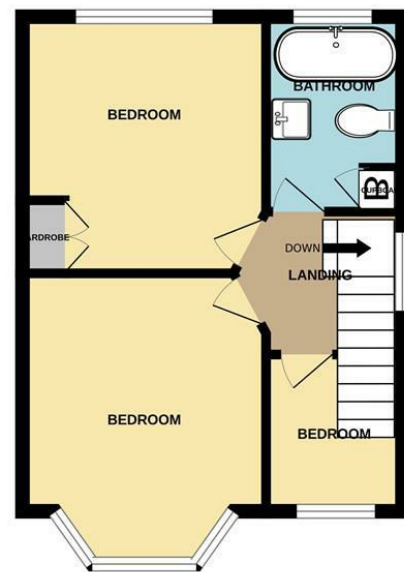
Money Laundering Regulations

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

GROUND FLOOR



1ST FLOOR



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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.

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