

Grove.

FIND YOUR HOME



128 St. Matthews Road
Oldbury,
West Midlands
B68 8AB

By Auction £150,000



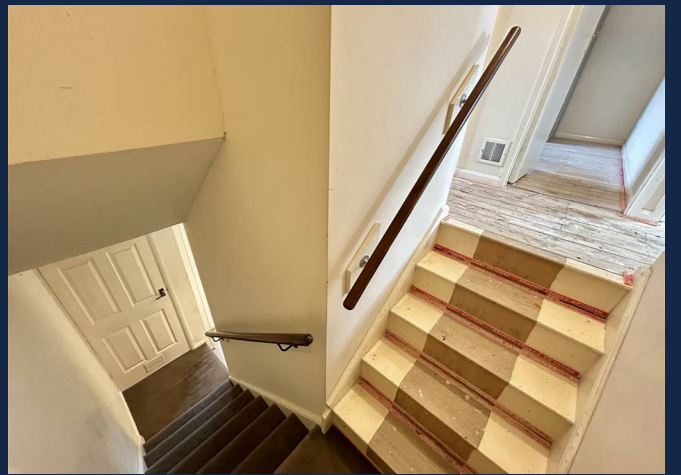
Charming Three-Bedroom Terraced Home – St. Matthews Road, Oldbury BEING SOLD VIA MODERN METHOD OF AUCTION - AUCTION DATE 16TH DECEMBER.

Situated on the popular St. Matthews Road in Oldbury, this well-presented terraced home enjoys a pleasant outlook and offers a fantastic opportunity for both first-time buyers and investors alike. With a thoughtful layout and convenient location, this property is ready to welcome its next owners.

To the front, the home is approached via a neatly slabbed pathway set within a stone chippings to either side, creating a welcoming entrance. Communal parking is available at the rear of the property, ensuring ease and practicality for residents and guests. Upon entering, you are greeted by a handy entrance porch leading into the hallway, which offers access to the bright and spacious through reception room – ideal for both relaxing and entertaining. The kitchen, positioned at the rear, provides ample workspace and overlooks the private rear garden. A staircase from the hall leads to the first floor, where you will find three well-proportioned bedrooms and a family bathroom. Outside, the rear garden features a combination of patio and lawn, as well as gated access to the communal parking area behind the property.

This delightful home is ideal for those taking their first step onto the property ladder or looking for a solid investment in a sought-after area. JH 14/10/2025 V2







Approach

Via a shared tarmacadam path with private slabbed path to front porch.

Front porch

Houses the meters, double glazed obscured window and door into entrance hall.

Entrance hall

Stairs to first floor accommodation, door into storage cupboard, central heating radiator, door to kitchen, through reception room and under stairs storage.

Through reception room 8'10" min 10'9" max x 21'7" (2.7 min 3.3 max x 6.6)

Double glazed window to rear, double glazed window to front, two central heating radiators, two ceiling light points, glass serving hatch into kitchen.

Kitchen 6'10" x 10'2" (2.1 x 3.1)

Double glazed window to rear, double glazed door to rear, wall and base units with wood effect surface over, splashback tiling to walls, sink with mixer tap and drainer.

First floor landing

Access into three bedrooms, bathroom and separate w.c.









Bathroom

Double glazed obscured window to the rear, bath with electric shower over, pedestal wash hand basin, cupboard housing the central heating boiler.

Separate w.c.

Double glazed obscured window to rear and w.c.

Bedroom one 13'5" x 8'6" (4.1 x 2.6)

Double glazed window to front, central heating radiator.

Bedroom two 10'2" x 7'10" (3.1 x 2.4)

Double glazed window to front, central heating radiator, loft access and walk in wardrobe.

Bedroom three 9'2" x 7'6" (2.8 x 2.3)

Double glazed window to rear, central heating radiator.

Rear garden

Double opening gates, driveway, lawn, slabbed pathway and patio.

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 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.

Auction

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is

generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,600.00 including VAT 4.5% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,600.00 including VAT. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold.

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