

Grove.

FIND YOUR HOME



24d Perry Hill Road
Oldbury,
B68 0AZ

Offers Over £200,000



On Perry Hill Road in Oldbury, this end terrace house presents an excellent opportunity for families and first-time buyers alike. The property is in need of modernisation, giving the opportunity for personalisation. The surrounding area of Oldbury offers a blend of local amenities, parks, and schools, making it an attractive choice for those seeking a community atmosphere. With a garage accessible for parking off Cedar Close, you will find it easy to come and go as you please, adding to the convenience of this lovely home.

To comprise, the property consists of a slabbed path and front lawn to the front of the property, with side access available. Through the front door is an entrance hall that allows access to the dual aspect lounge-diner and stairs to the first floor. The dual aspect lounge diner offers sliding patio doors to the rear and door into the kitchen. The first floor has a spacious bathroom and three bedrooms.

If you are looking for a home in a desirable location, this end terrace house on Perry Hill Road is certainly worth considering. JH 03/06/2025 V2 EPC=E







Approach

Via slabbed path and steps down to the double glazed front door giving access to entrance porch.

Porch

Electric and gas meters, double glazed obscured front door into entrance hall.

Entrance hall

Door leading to lounge, stairs to first floor accommodation, storage heater.

Lounge 12'1" x 15'8" (3.7 x 4.8)

Double glazed bow window to front, coving to ceiling, double glazed window to side, arch to diner, door to under stairs storage.

Diner 11'5" x 9'2" (3.5 x 2.8)

Coving to ceiling, sliding double glazed patio door to rear, door to kitchen, obscured glass window to kitchen.

Kitchen 5'10" x 11'1" (1.8 x 3.4)

Double glazed obscured door to rear, double glazed window to side, coving to ceiling, matching wall and base units with roll top work surface over, oven, gas hob, space for washing machine, sink and drainer and with mixer tap, splashback tiling to walls, door to storage cupboard.



First floor landing
Loft access with ladder, airing cupboard, storage heater, doors to family bathroom and bedrooms.

Bedroom one 14'9" x 8'10" (4.5 x 2.7)
Double glazed window to rear, storage heater, coving to ceiling.

Bedroom two 9'2" x 12'1" (2.8 x 3.7)
Double glazed window to front, coving to ceiling.

Bedroom three 5'10" x 8'6" (1.8 x 2.6)
Double glazed window to front, coving to ceiling,
Agents Note: There is a stair bulk head in this room.

Family bathroom
Double glazed obscured window to rear, tiling to walls, pedestal wash hand basin, bath with

electric shower over, w.c., cupboard housing water tank.

Rear garden
Slabbed path with stone chippings and lawn to sides, variety of plants, shrubs and trees, decking area, pathway leading to garage.

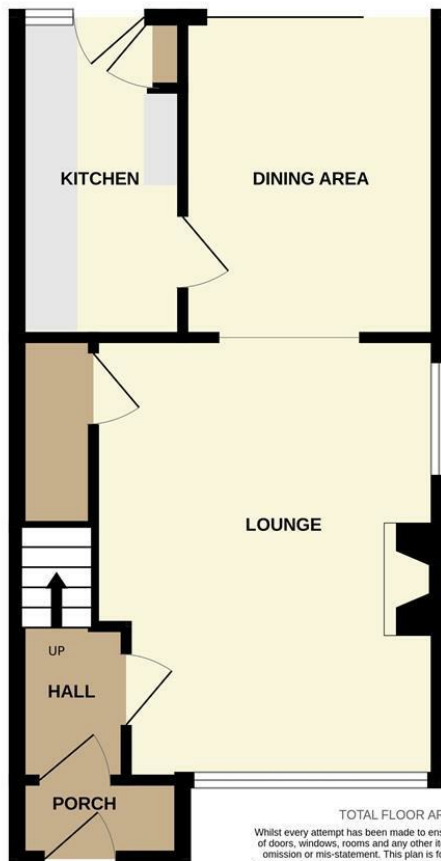
Garage 7'10" x 16'0" (2.4 x 4.9)
Up and over door and lighting.

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.

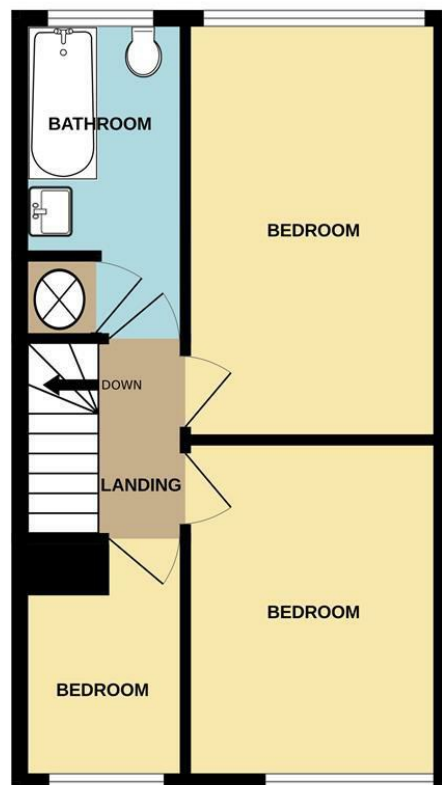
Council Tax Banding
Tax Band is



GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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