

Grove.

FIND YOUR HOME



50 Clay Lane
Oldbury,
West Midlands
B69 4SY

Offers In Excess Of £250,000

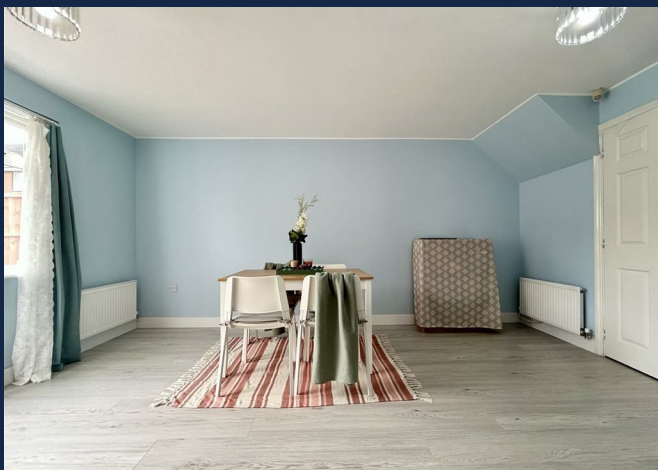


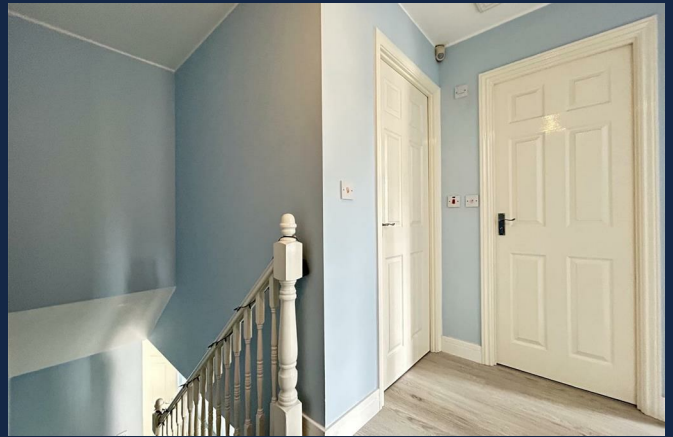
In Oldbury, this delightful semi-detached house with a detached garage offers a fantastic opportunity for growing families and busy professionals alike. With parking available for up to three vehicles, you will find it easy to accommodate guests or manage daily commutes without the hassle of street parking.

The bright living room welcomes you with plenty of natural light, creating a warm and cozy feel. Upstairs, the landing opens to a spacious master bedroom, complete with fitted wardrobes for convenient storage, and two additional rooms spacious enough to comfortably fit double beds. Facing the garden, these two rooms are hit by the sunlight throughout the whole day, making them perfect candidates for a home office as well. The garden offers patio and lawn with direct access to the garage.

This property is situated in a friendly neighbourhood. Grocery stores and transport links to Birmingham city centre are just a short walk away. Ideal find for those seeking a comfortable, low-maintenance home blending community charm with city convenience. JH
24/09/2025 V2







Approach

Via tarmacadam front and driveway leading to garage to the side, slabbed path to double glazed front door leading to the entrance hall.

Entrance hall

Central heating radiator, under stairs storage, door to downstairs w.c., kitchen and open plan reception room.

Cloakroom/downstairs w.c.

Offers double glazed obscured window to front, central heating radiator, pedestal wash hand basin with mixer tap, low level flush w.c.

Kitchen 9'10" x 7'2" (3.0 x 2.2)

Double glazed window to front, central heating radiator, space for fridge freezer, matching wood effect wall and base units with roll top work surface over, splashback tiling to walls, single basin sink with mixer tap and drainer, integrated oven and hob, extractor, space for washing machine.

Reception room 13'9" x 15'8" (4.2 x 4.8)

Double glazed door to rear, double glazed windows to either side, two central heating radiators, electric fireplace with surround.

First floor landing

Loft access and doors to bedrooms and shower room.











Bedroom one 10'5" x 12'1" (3.2 x 3.7)

Two double glazed windows to front, central heating radiator, built in wardrobe and door into airing cupboard housing central heating boiler.

Bedroom two 6'10" x 8'2" (2.1 x 2.5)

Double glazed window to rear, vertical central heating radiator.

Bedroom three 9'2" x 6'10" (2.8 x 2.1)

Double glazed window to rear, central heating radiator.

Shower room

Double glazed obscured window to side, complementary tiling to walls and floor, vertical central heating radiator, low level flush w.c., pedestal wash hand basin, mixer tap and shower.

Rear garden

Slabbed patio area, lawn area, bordered with stone chippings, stepping stones to the garage via double glazed obscured door.

Garage 8'6" x 17'0" (2.6 x 5.2)

Up and over door and power.

Location

This property is situated in a friendly neighbourhood, offering a sense of community while still being conveniently located near local amenities (including post office, cafe, restaurants, pubs, shops, salon within walking distance) and transport links (including a bus and train to Birmingham city centre within walking distance).

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 B

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 you 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.

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