

# Grove.

FIND YOUR HOME



378a Hagley Road West  
Oldbury,  
West Midlands  
B68 0DL

Offers In The Region Of £450,000





Situated on the sought-after Hagley Road West in Oldbury, this bespoke semi-detached home offers a spacious and versatile layout, ideal for modern family living. Boasting four double bedrooms, off-road tandem parking, and multiple reception areas, the property provides an excellent blend of comfort and functionality. Its convenient location places it within easy reach of local amenities, reputable schools, and key transport links, making it a perfect choice for those seeking both tranquillity and accessibility.

The home is approached via a gated pathway with a neatly maintained front lawn, while the rear tandem parking is accessed from Birch Lane. Upon entering, you are welcomed into a spacious entrance hall that leads to a variety of living spaces including a study or additional sitting room, a bright conservatory, and a well-proportioned lounge. At the heart of the home lies an impressive open-plan kitchen and living area, complete with a utility space, wet room, and separate W.C., offering excellent scope for both everyday living and entertaining. Upstairs, the property continues to impress with four generously sized double bedrooms. The master bedroom benefits from its own private en-suite, while a modern family shower room serves the remaining rooms. The rear garden is mainly laid to lawn and features gated access to the tandem parking area, enhancing both practicality and privacy.

In summary, this distinctive semi-detached property on Hagley Road West presents a fantastic opportunity for those looking to establish a home in Oldbury. With its spacious interior, modern amenities, and prime location, it offers a lifestyle of convenience and comfort—not to be missed. JH 29/08/2025 V1 EPC=D













### Approach

Via slabbed pathway with front lawn and hedges, side access via gate, front door leading to entrance hall.

### Entrance hall

Double glazed window to front, central heating radiator, cupboard housing electric meter, doors to study, front reception room and conservatory.

### Conservatory 8'2" x 11'9" (2.5 x 3.6)

Windows to surround and door to rear.

### Diner 9'6" min 9'10" max x 15'8" (2.9 min 3.0 max x 4.8)

Double glazed sash window to the front, window to rear, central heating radiator.

### Lounge 15'8" x 14'5" (4.8 x 4.4)

Double glazed sash window to front, central heating radiator, picture rail, feature fireplace, door to open plan kitchen diner.

### Open plan kitchen diner 12'1" x 26'6" (3.7 x 8.1)

Multi fuel log burner, fitted storage, three double glazed sash windows to side, double glazed window to other side, inset ceiling spotlights, base units with square top surface over, integrated drainer, double butler sink with mixer tap, splashback tiling, space for oven, door into the utility, central heating radiator and floor air blower.





















#### Utility 11'9" x 7'10" (3.6 x 2.4)

Two windows to side, window to rear, central heating radiator, base units with roll top surface over, space for washing machine, space for tumble dryer, central heating boiler, sliding doors to fitted storage, door to downstairs wet room and downstairs w.c.

#### Downstairs wet room

Window to the side, electric shower, pedestal wash hand basin.

#### Separate w.c.

Window to rear and w.c.

#### First floor landing

Double glazed sash window to front, doors into bedroom four and shower room, further door to inner hall which leads to bedroom two and a door to further hallway leading to bedroom one and three.

#### Hallway

Central heating radiator, double glazed sash window to side.

#### Family shower room

Double glazed obscured window to rear, central heating radiator, inset ceiling light points, w.c., monsoon shower, wash hand basin with mixer tap.

#### Bedroom four 10'5" max 9'6" min x 10'2" (3.2 max 2.9 min x 3.1)

Double glazed sash window to front, picture rail, central heating radiator.

#### Bedroom two 11'9" x 15'1" (3.6 x 4.6)

Double glazed sash window to front, central heating radiator, coving to ceiling, picture rail and feature fireplace, fitted wardrobes.

#### Bedroom three 12'9" x 7'10" (3.9 x 2.4)

Obscured window into the hall, central heating radiator.

#### Bedroom one 13'9" max 7'6" min x 7'6" min 12'1" max (4.2 max 2.3 min x 2.3 min 3.7 max)

Double glazed sash window to side, central heating radiator, fitted storage and door into en-suite shower room.



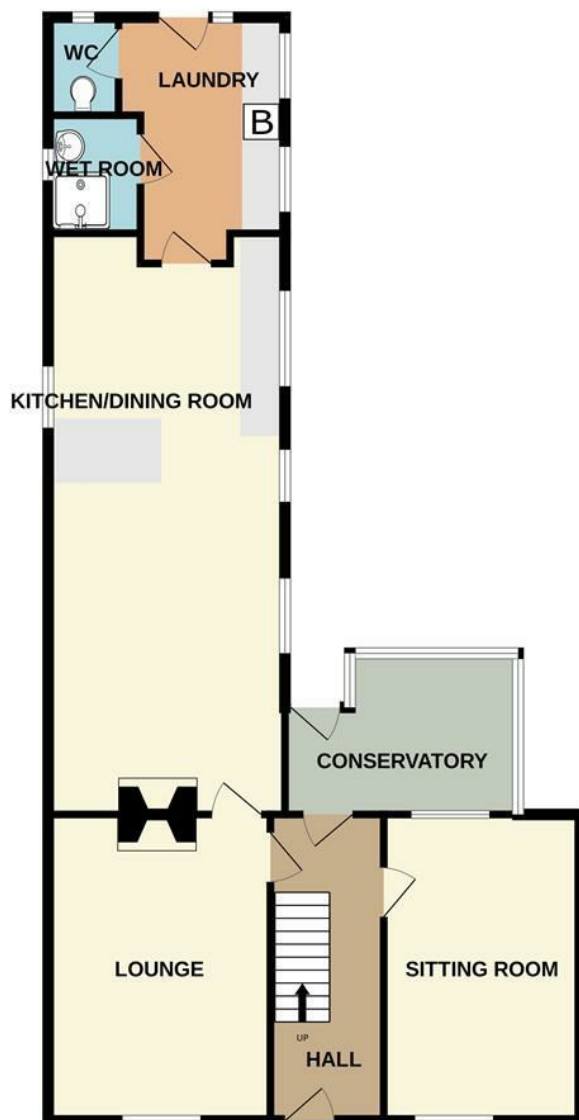








GROUND FLOOR  
977 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 1730 sq.ft. (160.7 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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#### En-suite shower room

Complementary tiling to walls, low level flush w.c., vanity style wash hand basin with mixer tap, shower with monsoon shower head over.

#### Rear garden

Lawn area with raised stone chipping beds and gate to block paved parking area for two vehicles.

#### 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 C

#### 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.

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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

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