

# Grove.

FIND YOUR HOME



15 Johnsons Grove  
Oldbury,  
West Midlands  
B68 0DU

No Onward Chain £310,000



In the cul-de-sac of Johnsons Grove, Oldbury, this detached house presents an excellent opportunity for families and individuals alike. Being offered with NO UPWARD CHAIN and situated in a peaceful neighbourhood, this home benefits from a sense of community while still being conveniently located near local amenities, schools, and transport links.

The property comprises of a tarmacadam driveway, front lawn and slabbed path to the front door. The front door heads straight into the entrance hall that provides access to the downstairs w.c., lounge and stairs to the first floor. The lounge offers a bow window and door into the kitchen. The spacious kitchen offers under stair pantry, double doors to the conservatory and a door into the utility. The utility can be used to access the garden and store. Upstairs is a family bathroom and 3 bedrooms. The rear garden offers lawn and patio.

Whether you are looking to settle down or invest in a promising property, this charming house in Johnsons Grove is certainly worth considering. Don't miss the chance to make this lovely home your own. JH 09/05/2025 V2 EPC=D







#### Approach

Via tarmacadam driveway leading to garage, lawn with slabbed path to step to obscured glazed front door.

#### Entrance hall

Central heating radiator, coving to ceiling, doors leading to downstairs w.c., lounge and stairs to first floor accommodation.

Reception room/lounge 15'8" max 12'1" min x 8'2" min 11'9" max (4.8 max 3.7 min x 2.5 min 3.6 max)  
Double glazed bow window to front, central heating radiator, coving to ceiling, feature gas fireplace, door to kitchen.

#### Kitchen 10'9" x 15'1" (3.3 x 4.6)

Double glazed double opening doors to conservatory, double glazed windows either side, double glazed window to rear, matching wall and base units with sink, drainer and mixer tap, space for washing machine, space for fridge and integrated oven and grill, hob, extractor fan, central heating radiator, doors leading to under stairs storage/pantry and door to utility/garage conversion.

#### Conservatory 7'10" x 8'10" (2.4 x 2.7)

Double glazed opening doors to rear, double glazed windows to surround, central heating radiator, ceiling light with fan.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. 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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Utility 7'10" x 12'5" (2.4 x 3.8)

Obscured door to rear, matching wall and base units, roll top work surface over, central heating boiler, storage to eaves, door to store.

Store/garage 7'10" x 5'2" (2.4 x 1.6)

Up and over door to front, ceiling light point.

AGENTS NOTE: Clients must ensure that this store is fir for their own purpose.

First floor landing

Double glazed obscured window to side, loft access, airing cupboard housing water tank, doors to bedrooms and bathroom.

Family bathroom

Tiling to walls, bath with telephone style mixer tap and electric shower over, pedestal wash hand basin, low level flush w.c., vertical central heating radiator.

Bedroom one 15'1" max 12'1" min x 9'2" (4.6 max 3.7 min x 2.8)

Two double glazed windows to front, central heating radiator.

Bedroom two 8'10" x 7'2" (2.7 x 2.2)

Double glazed window to rear, central heating radiator.

Bedroom three 6'2" x 8'2" (1.9 x 2.5)

Double glazed window to rear, central heating radiator.

Rear garden

Slabbed patio area with slabbed steps to raised bed, lawn and slabbed area, shed to rear.

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 D

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.

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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.

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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