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FIND YOUR HOME



12 Oldnall Road
Halesowen,
West Midlands
B63 2JP

Offers Over £260,000



OFFERED FOR SALE WITH NO ONWARD CHAIN!!. Ideal for young families and first time buyers. This well presented 3 bed semi detached family home. Oldnall Road is a David Payne build and offers great flexibility in living whilst benefitting from being well placed for access to good transport links, near to an abundance of local shops and amenities, countryside walks, and close to popular local schools.

The layout in brief comprises of Entrance hall, ground floor WC, a spacious lounge with feature fireplace and bay window, and a well appointed Kitchen/ diner with patio doors leading out to rear. Heading upstairs is a pleasant landing with airing cupboard and loft access, the main bedroom is a good sized double with en-suite shower room, a second double bedroom, a generous third bedroom, and the house bathroom.

Externally the property offers ample off road parking to side with a side access gate through to rear. At the rear of the property is a low maintenance landscaped garden with paved seating near to property.

This family home must be seen to be appreciated. AF 27/4/26 V3 EPC=C







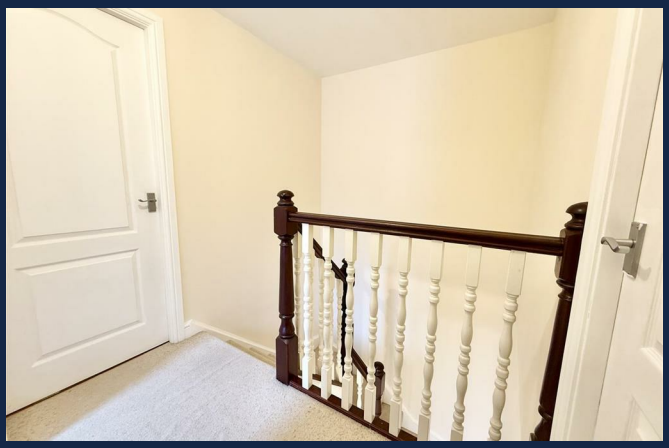













Approach
Via a shared block paved driveway, double glazed front door to side via a tarmac driveway, gated access to rear.

Entrance hall
Ceiling light points, coving to ceiling, oak wood flooring, central heating radiator, stairs to first floor accommodation.

Ground floor w.c.
Ceiling light point, coving to ceiling, fuse board, low level w.c., wash hand basin with tiled splashback, central heating radiator, oak tiled flooring.

Lounge 11'9" into bay x 14'9" (3.6 into bay x 4.5)
Double glazed bay window, two ceiling light points, coving to ceiling, feature gas fireplace with marble hearth and timber surround, two central heating radiators, oak flooring, under stairs storage with built in shelving.

Kitchen diner 14'9" x 8'10" (4.5 x 2.7)
Two ceiling light points, spotlight, double glazed window to rear, double glazed doors to rear garden, wall and base units with oak door fronts, stone effect work top, cooker, extractor, double oven, stainless steel one and a half bowl sink and drainer, space for dishwasher, washer and fridge freezer, tiled splashbacks, oak flooring, central heating radiator.









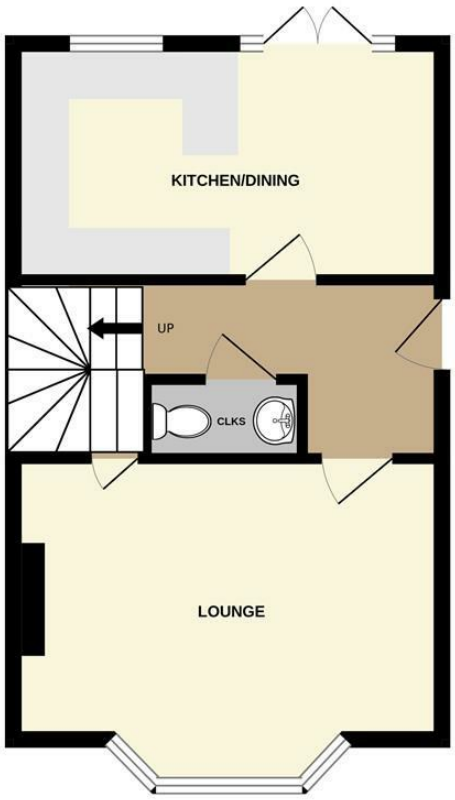




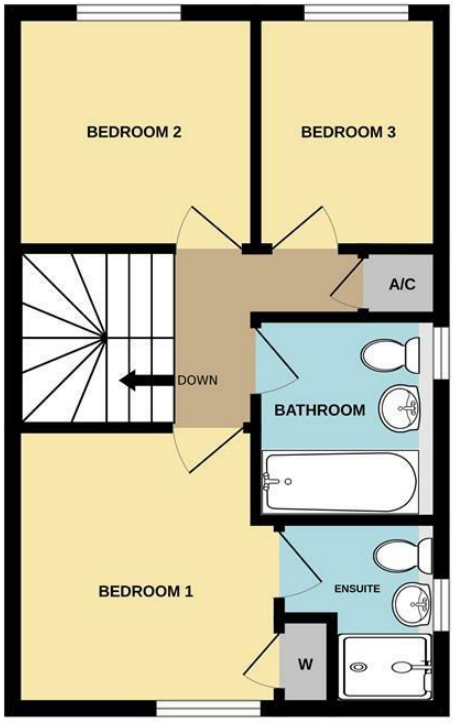




GROUND FLOOR



1ST FLOOR



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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First floor landing
Ceiling light point, loft access hatch being part boarded with loft ladder and lighting.

Bedroom one 9'6" x 10'5" (2.9 x 3.2)
Double glazed window to front, ceiling light point, central heating radiator, built in wardrobe, access to en-suite

En-suite shower room
Double glazed obscured window to side, ceiling light point, extractor, shower cubicle, tiling to walls, low level w.c., wash hand basin, central heating towel radiator.

Bedroom two 8'10" x 8'6" (2.7 x 2.6)
Double glazed window to rear with far reaching viewings, ceiling light point, central heating radiator.

Bedroom three 6'2" x 8'10" (1.9 x 2.7)
Double glazed window to rear with far reaching views, ceiling light point, central heating radiator.

House bathroom
Tiling to walls, double glazed obscured window to side, ceiling light point, extractor, bath with shower attachment, low level w.c., wash hand basin, central heating radiator.

Rear garden
Two good sized paved seating areas, pathway with gravel borders leading to shed, good sized lawn with raised borders, further gravelled area to the 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 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.

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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