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4 Perry Hill Road
Oldbury,
West Midlands
B68 0AZ

Offers In The Region Of £425,000



Ideal Family Home. This delightful semi detached property has been thoughtfully updated and extended to offer flexible living for a growing family. Perry Hill Road is a highly sought after location and is well placed for popular local schooling, good transport links, good access into Birmingham City Centre and near to an abundance of local shops and amenities.

They layout in brief comprises of entrance hall, a front facing lounge which flows through to the study/music room and ground floor w.c., a second reception room and a spacious kitchen diner with garden access. Heading upstairs is a pleasant landing, three good sized bedrooms, a study and the house bathroom. To the top floor is the main bedroom with built-in wardrobes and en-suite shower room.

Externally the property offers ample off road parking to front with addition of a garage at the rear. The rear garden is a low maintenance with multiple paved seating areas.

Property must be seen to be appreciated.

V1 AF 26/10/26 V1 EPC=C




















Reception Hall
With Ceiling lights, central heating radiator and wood affect laminate flooring.

Lounge 16'8" into bay x 14'5" max (5.1m into bay x 4.4m max)
With double glazed windows to front, ceiling light, log burner and central heating radiator.

Music Room/ Home Office 8'2" x 10'5" (2.5m x 3.2m)
With double glazed window to front, ceiling light and central heating radiator.

Downstairs w.c.
With double glazed window to side, ceiling light, half tiled wall, wash basin, low level w.c., central heating radiator and wood affect flooring.

Reception room/ Play room 8'10" x 16'0" (2.7m x 4.9m)
With double glazed window, ceiling light and central heating radiator.

Kitchen/ Diner 13'9" max x 19'8" max (4.2m max x 6.0m max)
With double glazed window to rear, double glazed patio doors, ceiling spot lights, a selection of wall mounted and base units with a stone affect work top, one and a half bowl sink and drainer, tiled splashback, induction hob, extractor, built-in double oven, wall mounted vertical central heating radiator and wood affect laminate flooring.

Landing






















Bedroom two 12'9" x 10'5" (3.9m x 3.2m)
With two double glazed windows to front, ceiling light and central heating radiator.

Bedroom three 10'5" x 10'5" (3.2m x 3.2m)
With two double glazed windows to rear, ceiling light and central heating radiator.

Bedroom four 9'10" x 12'9" (3.0m x 3.9m)
With two double glazed windows to front, ceiling light and central heating radiator.

Study 6'6" x 9'2" (2.0m x 2.8m)
With ceiling light, light tunnel and central heating radiator.

Bathroom
With double glazed obscured window, ceiling spotlights, tiled walls surround P shaped bath with shower over, half tiled wall for remaining, wash basin, low level w.c., central heating radiator and tiled flooring.

Top floor Bedroom 12'9" max x 14'1" max (3.9m max x 4.3m max)
With double glazed window to rear, Velux double glazed unit ceiling spotlights, built-in king size bed frame, built in wardrobes and central heating radiator.

Shower Room
With double glazed obscured window, ceiling spotlights, shower cubical, wash basin, low level w.c., central heating radiator and tiled flooring.

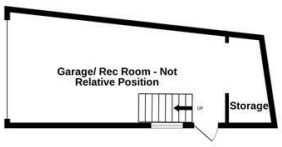
Garage 10'9" m x 18'0" (3.3 m x 5.5m)
Electric roller door, lighting and sockets available.

Garden Store

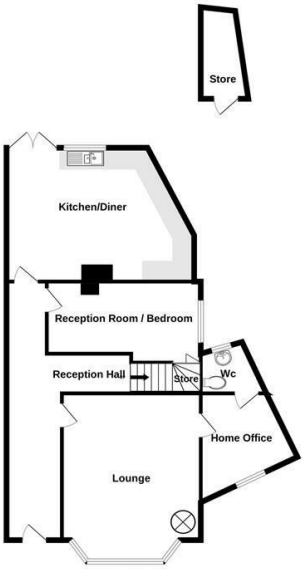
Rear Garden
Paved seating area near to property and path to base of garden, lawned area, a second paved seating area and access to garden store.

Tenure
References to the tenure of a property are based on

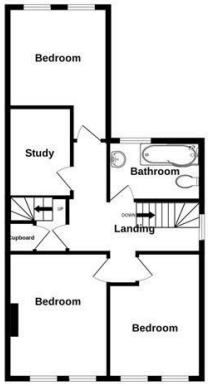
Basement



Ground Floor



1st Floor



2nd Floor



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Measurements are approximate. Not to scale. Illustrative purposes only
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information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

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.

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.

Council Tax Banding
Tax Band is D.

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