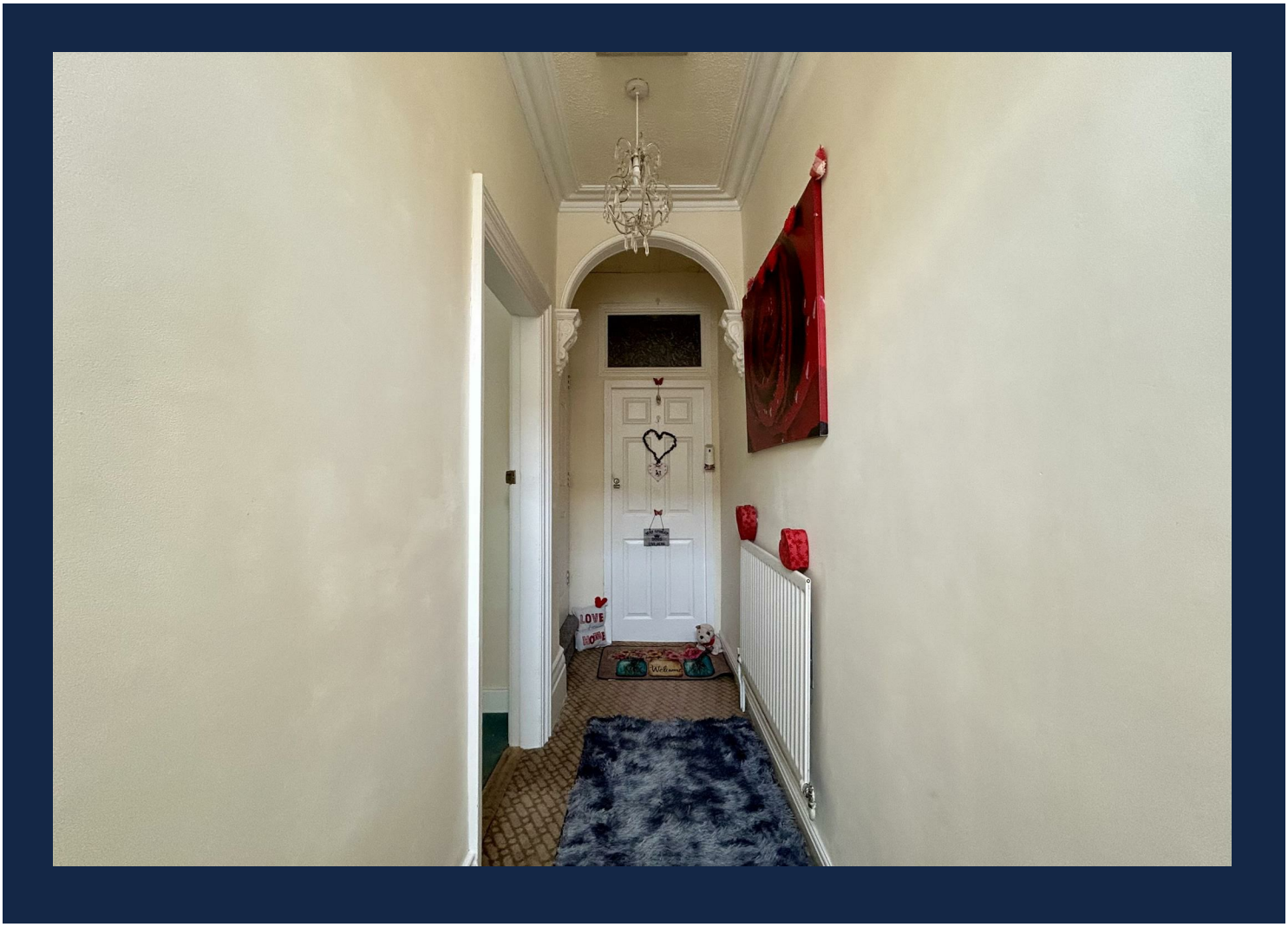
Grove.

FIND YOUR HOME



95 - 97 Farm Road
Oldbury,
West Midlands
B68 8RA

Offers In The Region Of £475,000



UNIQUE INVESTMENT OPPORTUNITY. Being ideal for investors this sale comprises of two one bedroom apartments, one potential commercial unit, subject to usual permission, and potential office space/store room. The two flats currently have tenants in situ making an ideal buy to let investment. Contact the office for further details. JH 09/07/2026 EPC=D

GROUND FLOOR

Communal entrance hall
With feature archway, coving to ceiling, central heating radiator, doors to communal reception room/store. Doors to private entrances to the ground and first floor flats.

Reception room 14'1" max 12'1" min x 13'5" max 11'9" min (4.3 max 3.7 min x 4.1 max 3.6 min)
Double glazed bay window to front, central heating radiator.



GROUND FLOOR FLAT

Private entrance hall
Central heating radiator, loft access and doors into under stairs w.c. and wash hand basin, cellarette with central heating radiator, fuse box, gas and electric meters.

Living room 13'9" max 12'1" min x 13'1" (4.2 max 3.7 min x 4.0)
Double glazed patio door to rear, central heating radiator, coving to ceiling, dado rail, open brick fireplace with beam.

Bathroom
Double glazed window to side, central heating radiator, w.c., bath with mixer tap and pedestal wash hand basin.

Kitchen 10'5" x 9'10" (3.2 x 3.0)
Double glazed door and window to side, central heating radiator, coving to ceiling, wall and base units with roll top wood effect surface over, sink with mixer tap and drainer, oven, hob, extractor, space for washing machine and under counter fridge, service hatch into the bedroom.

Bedroom 15'8" x 9'10" (4.8 x 3.0)
Double glazed window to side, double glazed door to side, two central heating radiators.




HAPPY








Best Seat in the House



FIRST FLOOR FLAT
Accessed via communal area with stairs to landing with door to cloakroom, double glazed window to side, central heating radiator, doors into kitchen and lounge area.

Kitchen lounge area 17'0" max 15'8" min x 12'1" (5.2 max 4.8 min x 3.7)
Two double glazed windows to front, central heating radiator, wall and base units with roll top surface over, splashback tiling to walls, oven with hob over, space for half height fridge, sink with mixer tap and drainer.

Bedroom 8'10" min 9'10" max x 13'1" (2.7 min 3.0 max x 4.0)
Double glazed window to rear, central heating radiator.

Bathroom
Double glazed obscured window to rear, built in storage cupboard housing the central heating boiler, w.c., pedestal wash hand basin with splashback tiling, central heating radiator, bath and shower cubicle.





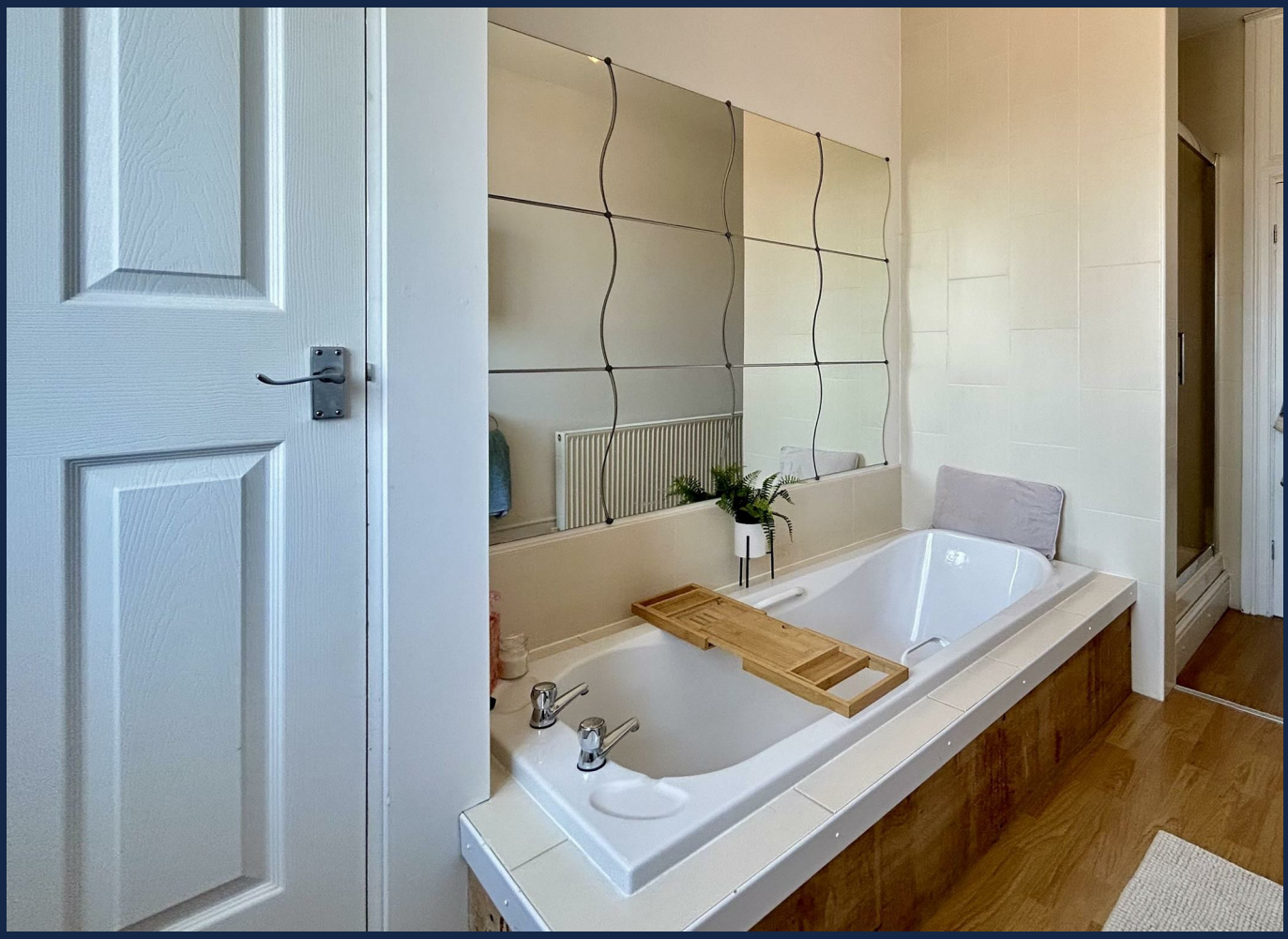







LOVE


LOVE





OUTSIDE

Courtyard
Access via gates, concrete area with hedge to the side, access to workshop via lockable sliding door into workshop and stores.

Workshop/store 1 18'8" x 23'11" min 25'11" max (5.7 x 7.3 min 7.9 max)
Double opening doors and door way into the further work shop/store.Separated areas into:-

Store 2 14'5" x 24'11" (4.4 x 7.6)
Sliding doors to the potential office.

Store 3 10'9" x 25'11" (3.3 x 7.9)

Store 4 13'1" x 7'6" (4.0 x 2.3)

Tenure
References to the tenure of a property are based on















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.
Made with Metropix ©2026

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 A

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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk