

**AP MORGAN**



**Pound Road, Oldbury, West Midlands**  
Asking Price £285,000

### Features:

- Semi detached house
- Characterful property
- Three bedrooms
- Versatile layout
- Driveway
- Expansive rear garden

### Description:

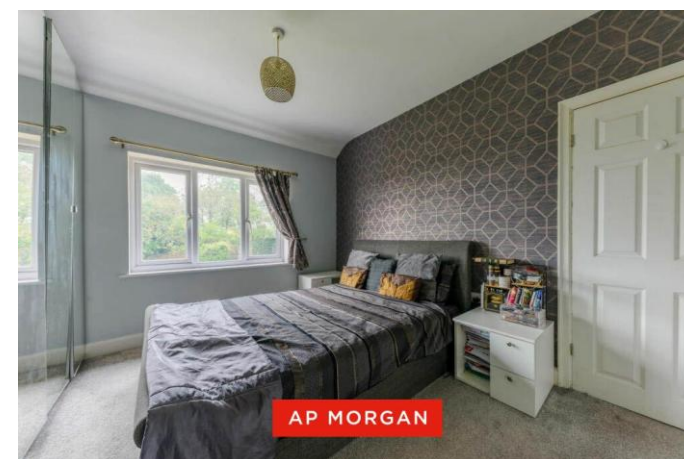
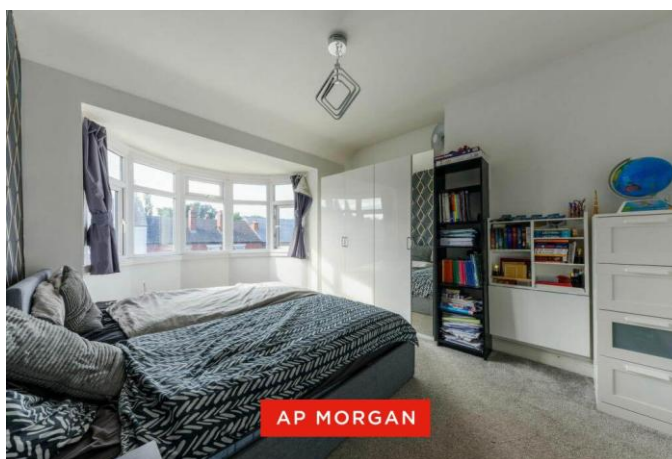
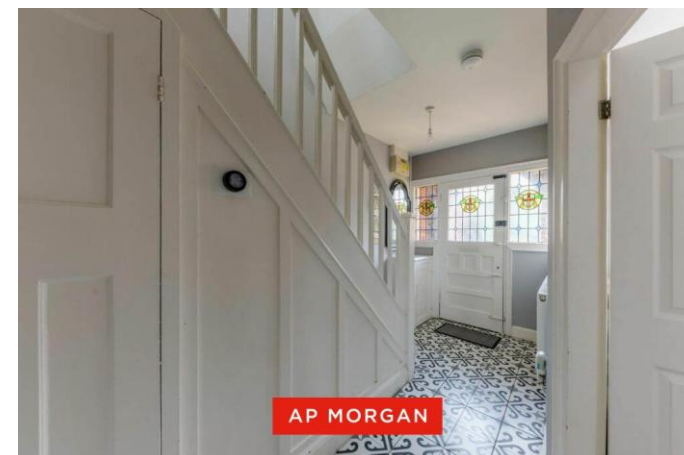
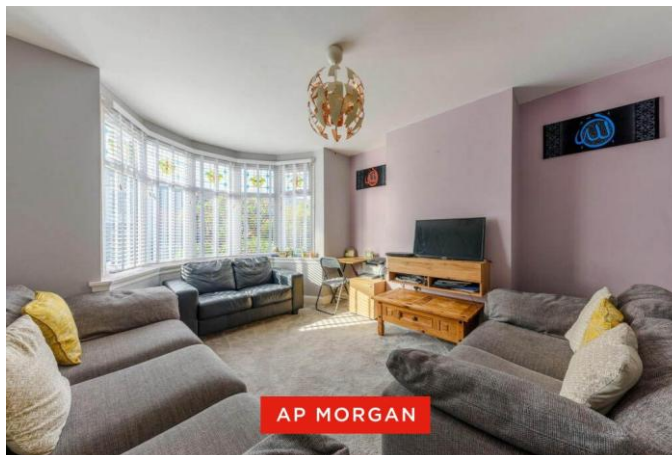
This well-presented and deceptively spacious three-bedroom property is nestled on Pound Road in Oldbury. Ideally located, it offers generous living space throughout, making it a fantastic home for families.

The property is approached via a spacious frontage, with a driveway running along the right-hand side and a gravelled area adorned with mature plants and trees. A low brick wall borders the front garden, and a pathway leads to the front door.

Inside, you are welcomed into a bright hallway, enhanced by original leaded windows, which provides access to all ground floor rooms. A staircase rises from the entrance hall to the first floor.

The lounge is generously proportioned and features a stunning walk-in bay window, filling the room with natural light. The dining room offers ample space for a dining table and chairs, with a door opening onto the rear garden. The kitchen is fitted with sleek cabinetry and benefits from an open-plan layout that maximises the space. Beyond the main kitchen area, there is room for freestanding appliances and an additional door offering further access to the rear garden. A convenient W/C completes the ground floor.

Upstairs, the property offers three bedrooms, including two doubles and a single. Bedroom one also benefits from a walk-in bay window. A modern shower room completes the first floor.



Outside, to the rear of the property, is an expansive and beautifully maintained garden. A paved patio area borders the house, offering a perfect spot for seating and relaxation, and leads onto a large, lush lawn. A central pathway runs through the garden to the far end, where a raised decking area provides an ideal space for outdoor dining and entertaining.

**Details:**

**Porch**

**Entrance Hall**

**Lounge 11' (3.35m)**

**Dining Room 11'1" x 12'3" (3.38m x 3.73m)**

**Kitchen 13'6" x 8'3" (4.11m x 2.51m)**

**W/C**

**First floor landing**

**Bedroom One 11'1" x 11'10" (3.38m x 3.6m)**

**Bedroom Two 11'1" x 11'10" (3.38m x 3.6m)**

**Bedroom Three 7'2" x 8'5" (2.18m x 2.57m)**

**Shower Room 6'4" x 7'1" (1.93m x 2.16m)**

**EPC Rating: C**

**Council Tax Band: B** (tbc by solicitors).

**Tenure: Freehold** (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

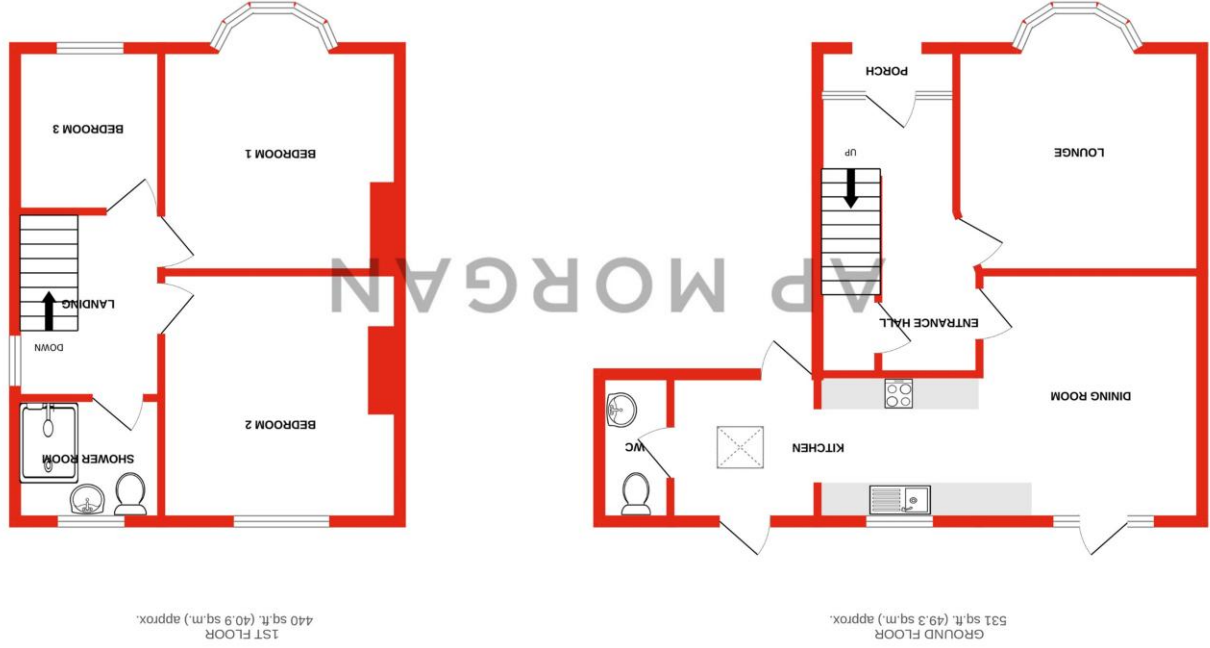
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

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Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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