

**AP MORGAN**



**Forest Road, Oldbury, West Midlands**  
Asking Price £450,000



**Features:**

- Six Bedroom Semi Detached
- Extended Open Plan Kitchen/Diner Area
- Built in Appliances
- Two Reception Rooms
- Off Road Parking and Garage
- Loft Conversion with En-Suite
- Completely Refurbished Throughout
- Great Location Close to Local Amenities

**Description:**

This generously laid out, newly refurbished six-bedroom semi-detached family home is situated in the desirable area of Oldbury. Offering spacious and versatile accommodation across three floors, the property is ideal for large families or those seeking flexible living arrangements. Finished to a high standard throughout, it blends modern design with practical family living.

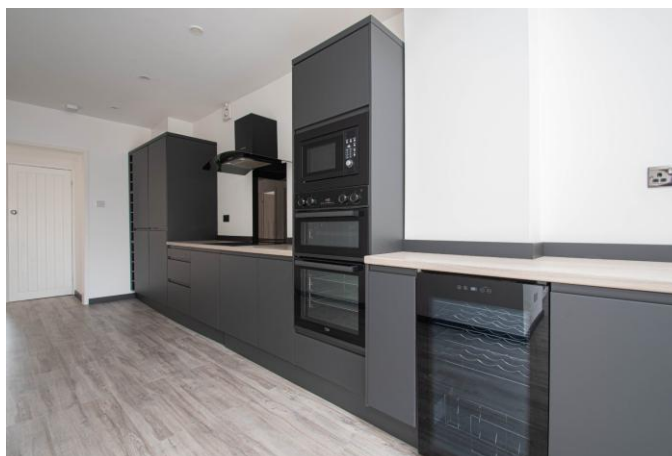
The property is approached via a well-maintained block-paved driveway, providing ample off-road parking and access to an integrated garage. A welcoming entrance hallway sets the tone for the spacious and thoughtfully arranged interior.

The ground floor includes a bright lounge at the front of the property, ideal for everyday living. There's also a separate family room offering flexible use, whether as a playroom, study, or additional sitting area. At the rear, the open-plan kitchen and dining space is a real highlight—featuring grey cabinetry, integrated appliances including a built-in oven and microwave, and a modern sink. Bifold doors open out to the garden, allowing plenty of natural light and easy access to outdoor space. Skylights in the ceiling add to the light and airy feel of the room, making it a practical and welcoming area for family life.

The first floor comprises five well-proportioned bedrooms, offering flexibility for family members, guests, or workspace. A stylish family bathroom serves this level, finished with contemporary fixtures and fittings. Each bedroom is neutrally decorated and ready for personalisation.

The top floor is dedicated to a spacious sixth bedroom, complete with its own en-suite bathroom. This private retreat is ideal as a master suite, guest accommodation, or even a home office with added privacy.

Outside, the property enjoys a well-presented, split-level rear garden. A large wooden decked patio area provides space for outdoor dining and entertaining, with steps leading down to a generous lawn—ideal for children's play or gardening.



Forest Road in Oldbury is a well-regarded residential street known for its family-friendly environment and excellent transport links. The area offers easy access to local amenities, including schools, shops, and parks, and is well-connected to Birmingham and surrounding areas via the M5 motorway and public transport. With a blend of suburban tranquillity and urban convenience, Forest Road is a fantastic place to call home.

**Details:**

**Hallway**

**Lounge** 4.54 x 3.19 Max

**Family Room** 5.24 x 3.69 Max

**Kitchen** 7.25 x 2.25

**Dining Room** 3.66 x 2.59

**Garage**

**Landing**

**Bedroom 1** 4.45 x 3.19 Max

**Bedroom 2** 4.44 x 3.12

**Bedroom 3** 4.18 x 2.01

**Bedroom 4** 2.41 x 1.95

**Bedroom 5** 2.17 x 1.90

**Bathroom** 1.83 x 3.00

**Bedroom** 6.49 x 3.58

**En-Suite** 1.72 x 1.72

**EPC Rating:** To be confirmed

**Council Tax Band:** C (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?

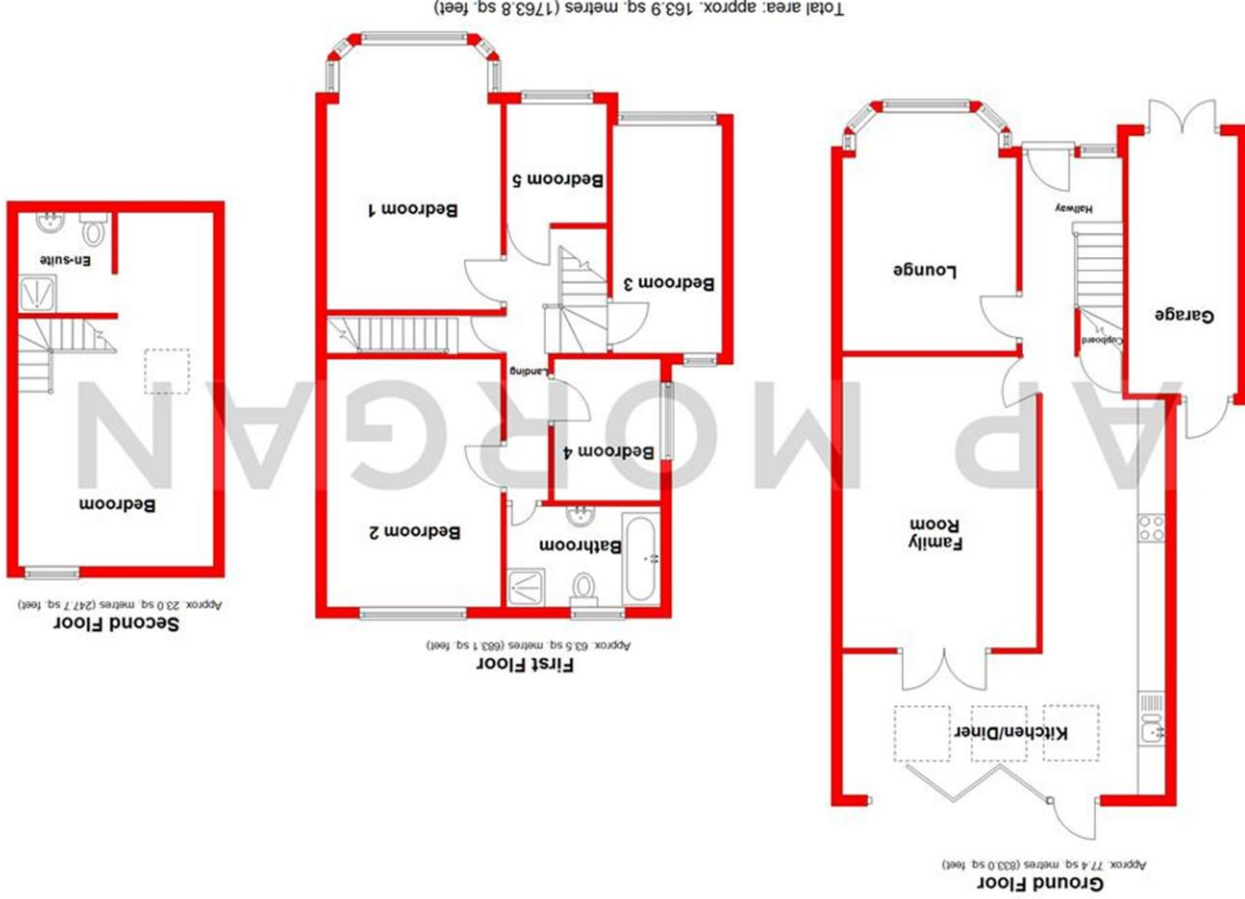
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

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 £39 + 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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