

ASHLEY WOULD & PARTNERS · PRE-VALUATION

Moat Road, Oldbury

B68 8EE

A six-bedroom detached family home, loved for years and ready for its next chapter. The facts and the local market evidence, gathered ahead of the part that matters most: a proper valuation, in person.

PREPARED BY

**Ashley
Would**

ADDRESS

Moat Road

POSTCODE

B68 8EE

PREPARED

July 2026

ABOUT THE PROPERTY

A generous detached home with room for a growing family

Six double bedrooms, four reception rooms and a private lawn, set behind a multi-car driveway with a view over Barnford Park. The measured facts first, so we are both working from the same page.

SIZE 2,638 sq ft	BEDROOMS 6 double	BATHROOMS 3
TYPE Detached	TENURE Freehold	COUNCIL TAX Band E

This is a home that has been cared for over a long time, and it shows. Downstairs there is real space to spread out: a cosy first reception with a fireplace, a bright second reception opening onto the garden through patio doors, a separate dining room joined by folding doors, and a generous kitchen and diner with a snug corner for family meals. A utility room, a room currently used as a home gym and a downstairs cloakroom finish the ground floor.

Upstairs, a wide landing leads to six double bedrooms, with the main bedroom taking a large en-suite that has both a bath and a separate shower. Outside, a patio steps down to a private, level lawn framed by mature conifers, with plenty of room for children, pets or entertaining.

- Four reception rooms
- Main-bedroom en-suite
- Downstairs cloakroom
- Generous private garden
- Six double bedrooms
- Utility room
- Multi-car driveway
- View over Barnford Park



MARKET CONTEXT

What larger family homes are asking in B68 right now

To put Moat Road in context, I have gathered four comparable detached and semi-detached family homes currently on the market across Oldbury and B68. These are guide and asking prices, not sold figures, so they show where sellers and their agents are pitching today.

**£550k–
£700k**

Asking range across the four local comparables

4–5

Bedrooms in the comparable homes

6

Double bedrooms at Moat Road — the largest by bedroom count

2,638

Sq ft of internal space at Moat Road

Moat Road offers more bedrooms and more internal space than every one of these comparables, so it sits at the larger end of the local market. What that is worth in today's conditions is a conversation I would rather have with you face to face, standing in the rooms, than pin to a number on a page.

THE COMPARABLES

Four nearby homes on the market now

Each of these is a local family home currently being marketed in Oldbury or B68. They are the closest yardsticks I have to hand for Moat Road.

Wolverhampton Road, Oldbury

£699,950



4 beds 2 baths Detached

Asking price · reduced October 2025

Joinings Bank, Oldbury

OIEO £615,000



4 beds 1 bath Detached Freehold

Asking price · reduced February 2026

Silverlands Avenue, Oldbury

£595,000



5 beds 4 baths **Semi-detached** Freehold

Asking price · reduced January 2025

Brandhall Road, Oldbury

Offers over £550,000



4 beds 1 bath **Detached** Freehold

Asking price · reduced October 2023

A word on these figures: every price above is an asking or guide price, taken from each home's own marketing. Asking prices tell you where a property started its journey, not where it finished. When we meet I will walk you through how homes like these are actually selling, and what that means for Moat Road.

Small, sensible moves that change how a home sells

None of this is about spending a fortune. It is about helping a buyer picture their life here the moment they walk in. Here is where I would start.

Five high-impact moves

Declutter, room by room

Clear surfaces and pack away anything you will not need before you move. Space is the thing buyers are really paying for, so let them see all of it.

Deep clean, top to bottom

A spotless home tells a buyer it has been looked after. Windows, floors and kitchen surfaces make the biggest difference for the least money.

Open up the light

Curtains fully back, blinds up, bulbs matched and working. Bright rooms feel larger and more welcoming, especially on a viewing day.

Fix the small things

The dripping tap, the sticking door, the cracked tile. Each one is minor on its own, but together they quietly tell a buyer to offer less.

Give every room one clear job

Let the dining room be a dining room, and let the gym read as a bedroom again if that is what it will sell as. Buyers struggle to picture a room trying to be three things at once.

I can walk you through this room by room ahead of photo day, so the home is showing at its very best before a single buyer sees it.

Common mistakes to avoid

Air fresheners and strong scents

A heavily perfumed room makes buyers wonder what is being covered up. Fresh air and an open window win every time.

Leaving personal photos everywhere

A few are lovely. A wall of them makes it hard for a buyer to imagine the home as theirs.

A cold house on a viewing

Warmth reads as comfort. A chilly home, however lovely, feels unloved the moment someone steps inside.

An overgrown garden

With a lawn as generous as this one, a tidy mow and clear borders show off the space instead of hiding it.

Overfilled wardrobes and cupboards

Buyers open them. Half-empty storage looks generous; bursting storage looks like there is never enough.

ABOUT ASHLEY

The person who will be looking after your sale

A pre-valuation is only ever half the story. The other half is who stands beside you through it, so here is a little about me.



Ashley Would

Your local independent estate agent

Having a true passion for property and growing up in the local area, myself and my team are now able to offer a bespoke and personalised service to all clients. The process of buying, selling and renting your home should be an exciting journey, and our job is to make sure this experience is one all of our customers remember.

Our ethos will always remain 'Quality over quantity'. Living by these words, we keep our stock level and customer base to a manageable amount, so we deliver first-class customer service every time. We work tirelessly hard to keep a great reputation, and this is exactly what our forever-growing Google reviews reflect.

I look forward to meeting you very soon. — Ashley Would

LET'S TALK

The number belongs in a conversation, not on a page

I have deliberately not put a valuation figure in this pack, and that is on purpose. A home like Moat Road deserves to be valued properly, in person, once I have stood in the rooms and understood what makes it special to you. The facts and the local evidence are here so we start from the same place. The rest, I would like to do together.

I work the way I would want an agent to work for my own family: a small, manageable number of clients, honest advice, and communication that means you never have to chase me.

This is my promise, that is my commitment. — Ashley Would

A free, no-pressure valuation of Moat Road

I would be glad to come and see the home, talk you through the local market properly, and give you a figure I can stand behind. No obligation, and no hard sell.

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This pre-valuation pack is prepared for guidance only and does not constitute a formal valuation, a survey, or an offer. Comparable property details and prices are asking or guide prices taken from each property's own public marketing at the time of preparation, and asking prices are not the same as achieved sale prices. Property facts for Moat Road are drawn from the marketing brochure and floorplan (approximate total area 2,638 sq ft). An EPC rating for Moat Road was not available at the time of preparation. All figures and measurements are approximate and should be verified.