



Connells

Barnford Crescent
Oldbury



Property Description

****BEAUTIFULLY PRESENTED PROPERTY WITH PEACEFUL AND TRANQUIL GARDEN THIS PROPERTY IS PERFECT FOR ANY FAMILY**** This property is very well presented throughout and should be given careful consideration. Viewing is highly recommended to appreciate this well proportioned residence.

Internally the property comprises of: lounge, kitchen, downstairs WC, study area, three bedrooms and a bathroom.

Externally the property has a well manicured & landscaped rear garden and parking to the front.

Call TODAY to arrange a viewing on 0121-552-2671

Entrance Hall

Having front facing door and wall mounted radiator.

Cloakroom

Having wash hand basin, low level WC and heated towel rail.

Study

11' 7" x 6' 2" (3.53m x 1.88m)
Having front facing double glazed window and wall mounted radiator.

Lounge

22' x 11' 5" max (6.71m x 3.48m max)
Having rear facing french doors and wall mounted radiator.

Dining Room

13' 3" into bay x 11' 6" max (4.04m into bay x 3.51m max)
Having front facing double gazed bay window and wall mounted radiator.

Kitchen

17' 4" max x 13' 1" (5.28m max x 3.99m)

Having wall and base units, sink/drainer integrated into work surface. Gas point with cooker hood over. Space for fridge/freezer. Island with work surface and extra storage. Splash back tiles and window and doors leading onto the garden.

Utility Area

Housing the GCH boiler, plumbing for washing machine and work surface space to make dealing with the laundry a little easier.

Landing

Having side facing double glazed window and door leading to various rooms.

Bedroom One

13' 10" x 11' 6" max (4.22m x 3.51m max)
Having front facing double glazed window and wall mounted radiator.

Bedroom Two

12' x 11' 6" max (3.66m x 3.51m max)
Having rear facing double glazed window and wall mounted radiator.

Bedroom Three

7' 11" x 6' (2.41m x 1.83m)
Having a front facing double glazed window and wall mounted radiator.

Bathroom

Having wash hand basin & vanity unit, low level WC bath and shower cubicle. rear facing double glazed window and spot lights to the ceiling.

Front Garden

Having driveway to front for multiple vehicles.

Rear Garden

Having lawn with paving step to the rear of the property. Borders filled with plant and shrubbery. Shed at the rear, decking area space for garden furniture and entertaining friends. Beautiful pagoda making this garden a peaceful and tranquil area to enjoy.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/OLD310910

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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