



Connells

Gower Croft
OLDBURY



Property Description

A well maintained family home in a quiet cul de sac location on the popular forge estate. This property would make an excellent first time purchase & benefits from NO UPWARD CHAIN. Inside comprises of entrance hall, lounge, kitchen diner, three bedrooms with ensuite to master & family bathroom.

Entrance Hall

Having door to front and wall mounted radiator.

Lounge

17' 5" x 9' 6" (5.31m x 2.90m)

Having window to front, large space and wall mounted radiator.

Kitchen

12' 10" x 11' 10" (3.91m x 3.61m)

Having a fully fitted kitchen with wall and base units, sink/drainer integrated into work surface, integrated oven and gas hob- Ex.fan over, double glazed window to rear and patio to rear with wall mounted radiator.

Downstairs Wc

Having wash hand basin with vanity unit, low level WC, radiator and Ex.fan.

Landing

Having double glazed window to front and

wall mounted radiator.

Master Bedroom

20' 1" max x 9' 7" Plus recess (6.12m max x 2.92m Plus recess)

Loft access, double glazed window to front and wall mounted radiator.

En-Suite

Having wash hand basin, low level WC, shower cubicle with shower and double glazed window to rear.

Bedroom Two

12' 10" x 11' 9" (3.91m x 3.58m)

Having tow double glazed window to rear and wall mounted radiator.

Bedroom Three

9' 3" x 6' 5" (2.82m x 1.96m)

Double glazed window to rear and radiator.

Bathroom

Fully fitted bathroom, bath with shower over, wash hand basin, low level WC, Ext.Fan and wall mounted radiator.

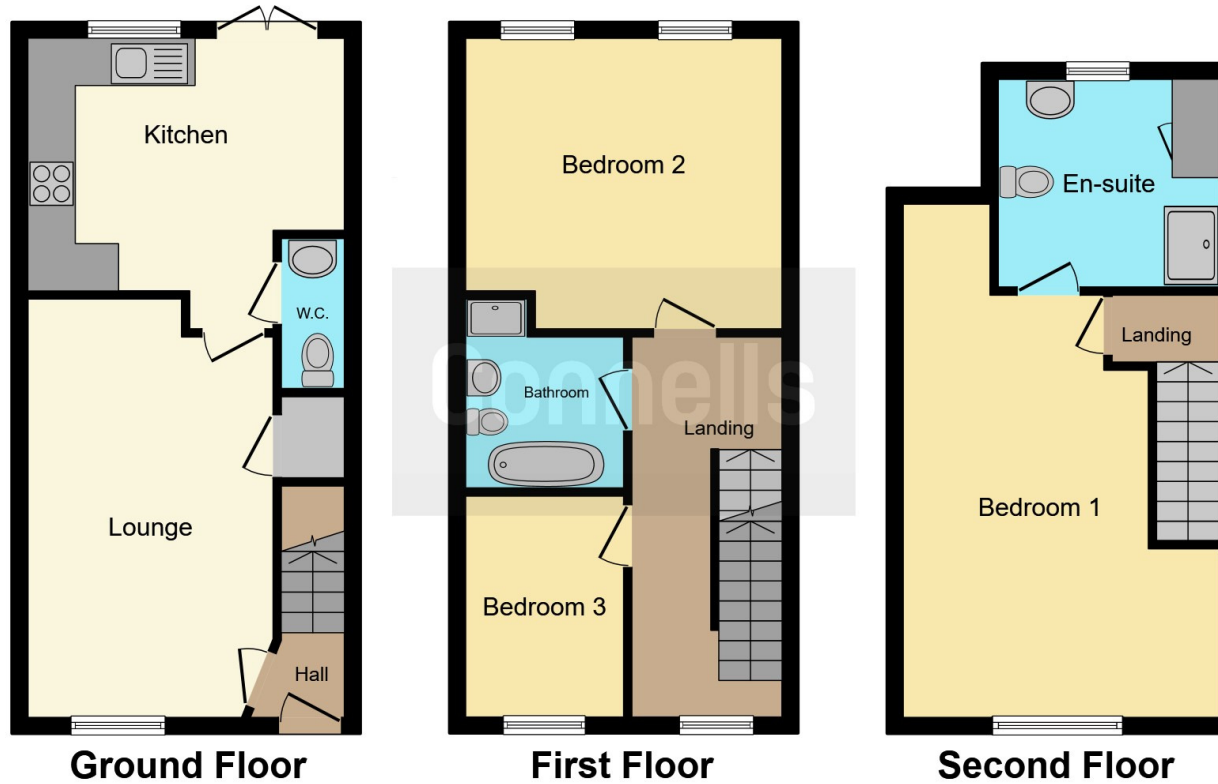
Agent Notes

Vendor is in the process of purchasing the freehold. The property will become freehold on completion.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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70-76 Birmingham Street
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/OLD311290

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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