



**Connells**

Dog Kennel Lane  
Oldbury



## Property Description

**\*\*WELL PRESENTED THROUGHOUT THIS THREE BEDROOM SEMI-DETACHED PROPERTY HAS THE POTENTIAL IMPROVE AND IS PERFECT FOR ANY BUYER LOOKING TO PUT THERE STAMP ON THEIR NEW HOME\*\***

Internally the property comprises of: lounge/dining area, kitchen, three bedrooms and family bathroom.

Externally the property offers a mature rear garden that is perfectly landscaped and easily maintainable and the advantages of parking to the front.

This property has local amenities and public transport links and would make the PERFECT FAMILY HOME!! call TODAY to arrange a viewing on 0121-552-2671!!

## Entrance Hall

Having double glazed window and door to front, stairs leading to upper floor.

## Lounge Area

13' 3" x 10' 8" max ( 4.04m x 3.25m max )  
Having rear double glazed patio doors.

## Dining Area

13' 10" into bay x 12' 1" ( 4.22m into bay x 3.68m )  
Having double glazed bay window and wall mounted radiator.

## Kitchen

14' 3" max x 10' 2" ( 4.34m max x 3.10m )  
Having wall and base units, sink/drainer integrated into work surface, plumbing for washing machine, GCH boiler and door leading to side entry with rear double glazed window overlooking the garden.

## Landing

Having double glazed side window and loft access, doors leading to:

## Bedroom One

10' 10" x 8' 8" plus recess ( 3.30m x 2.64m plus recess )  
Having double glazed window to front, fitted wardrobes and wall mounted radiator.

## Bedroom Two

13' 2" x 8' 10" plus recess ( 4.01m x 2.69m plus recess )  
Having double glazed window to rear, fitted wardrobes and wall mounted radiator.

## Bedroom Three

7' 9" max x 7' 2" ( 2.36m max x 2.18m )  
Having double glazed window to front and wall mounted radiator.

## Family Bathroom

Having bath with shower over wash hand basin, low level WC, rear double glazed

window and wall mounted radiator.

## Rear Garden

Having patio with further lawned area, shed to the rear with mature trees and shrubbery boundaries.

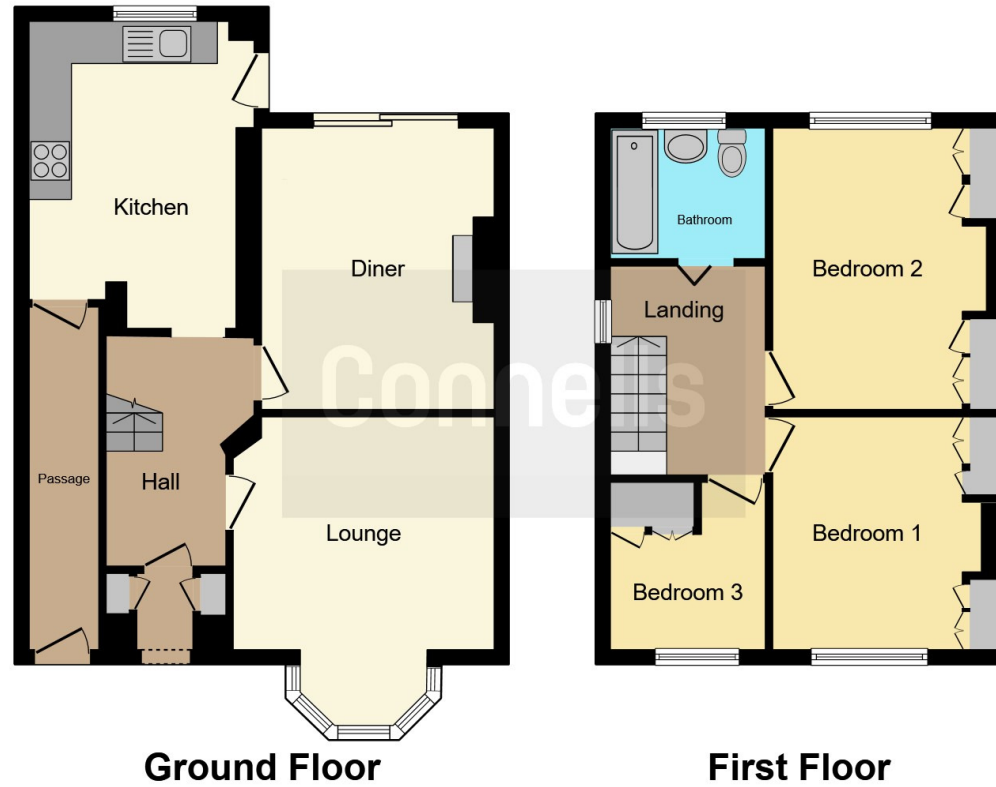
## Driveway

Having parking facilities for multiple cars.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 552 2671**  
**E [oldbury@connells.co.uk](mailto:oldbury@connells.co.uk)**

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD311263](http://connells.co.uk/Property/OLD311263)**



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