



Connells

Marshall Road
Oldbury



Property Description

****GOOD SIZE PROPERTY THAT WOULD BE PERFECT FOR ANY FIRST TIME BUYER LOOKING TO CLIMB THE PROPERTY LADDER OR INVESTOR LOOKING TO EXPAND OR START A PORTFOLIO**** This property is within close proximity to local amenities and public transport links. This residence is situated a very desirable area within Oldbury and easily accessible to Birmingham City Centre.

Internally the property comprises of: downstairs WC, lounge, kitchen, veranda/utility, three bedroom & bathroom.

Externally the property has a large frontage with driveway and brick built garage in the rear garden.

This property **MUST** be viewed to appreciate all accommodation on offer. Call the Sales team today on 0121-552-2671

Entrance Hall

Having composite door to front and wall mounted radiator.

Cloakroom

Having low level WC, window to side.

Lounge

14' 10" max x 12' 9" into bay (4.52m max x 3.89m into bay)

Having double glazed bay window to front and wall mounted radiator.

Kitchen

14' 7" max x 8' 10" (4.45m max x 2.69m)

Having wall and base units, electric point, sink/drainer integrated into work surface, double glazed window to rear and wall mounted radiator.

Veranda/Utility

Plumbing for washing machine and door leading to the garden.

Bedroom One

11' 11" plus recess x 10' 11" (3.63m plus recess x 3.33m)

Having double glazed window to front and wall mounted radiator.

Bedroom Two

13' 2" x 8' 10" (4.01m x 2.69m)

Having double glazed window to rear and wall mounted radiator.

Bedroom Three

8' 10" x 7' 11" max (2.69m x 2.41m max)

Having double glazed window to front and wall mounted radiator.

Bathroom

Having wash hand basin, low level WC, bath with shower over, heated towel rail and rear

double glazed window.

Rear Garden

Small rear garden which is lawned and fence boundaries, garage is situated in the garden and has access to the side of the property.

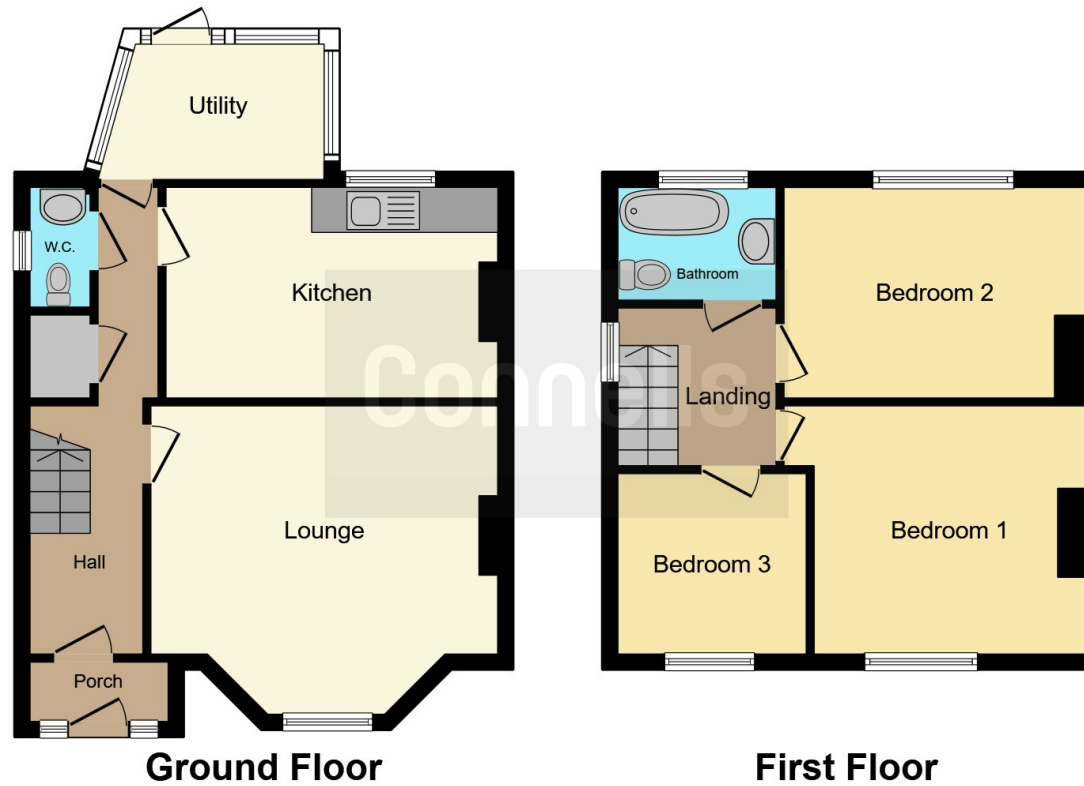
Garage

Brick built garage situated in the rear garden having up & over door.









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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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/OLD311352



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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