



**Connells**

Swan Crescent  
OLDBURY



## Property Description

**\*\*WELL PRESENTED TRADITIONAL SEMI DETACHED PROPERTY PERFECT FOR FIRST TIME BUYERS OR A FAMILY HOME\*\*** Close to amenities, m5 and transport links this is one to not be missed!

CALL THE SALES TEAM TODAY ON 0121-552-2671

Internally the property consists of a lounge through to dining room, kitchen, conservatory, three bedrooms and a bathroom.

Externally the property has a beautiful garden to the rear and benefits with off road parking to the front.

Please call the sales team on 0121-552-2671 to avoid any disappointment!

## Lounge

10' 11" max x 10' 11" plus bay ( 3.33m max x 3.33m plus bay )

Having double glazed bay window to front and electric fire.

## Dining Room

11' 2" x 8' 9" ( 3.40m x 2.67m )

Having double glazed window to rear and wall mounted radiator.

## Kitchen

11' 1" x 7' 6" ( 3.38m x 2.29m )

Having wall and base units, sink/drainer integrated into work surface, gas point and space for cooker with Ex. fan over, GCH

boiler and door to pantry. Double glazed window over looking the rear garden.

## Conservatory

Having double glazed window and doors to rear and side accessing the rear garden.

## Landing

Doors leading to various rooms:

## Bedroom One

13' 6" x 8' 3" to bay ( 4.11m x 2.51m to bay )

Having double glazed bay window to front, wall mounted radiator and built in wardrobes.

## Bedroom Two

11' 2" x 8' 8" ( 3.40m x 2.64m )

Having double glazed window to rear, wall mounted radiator and built in wardrobes.

## Bedroom Three

7' x 6' 6" ( 2.13m x 1.98m )

Having double glazed window to front and wall mounted radiator.

## Bathroom

Having bath with shower over, wash hand basin, low level WC, wall mounted radiator, double glazed window to rear and Ex. fan.









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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/OLD311365](http://connells.co.uk/Property/OLD311365)**

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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Property Ref: OLD311365 - 0005