



Connells

The Horseshoe  
Oldbury





## Property Description

**\*\*WELL PRESENTED THREE BEDROOM PROPERTY IN A POPULAR AREA OF OLDBURY. PERFECT FOR FIRST TIME BUYERS OR FOR A FAMILY\*\*"**

Internally the property comprises of lounge, kitchen, three bedrooms and a bathroom.

Externally the property comprises of a beautiful low maintenance garden and a large driveway for multiple cars. It also has a garden to the front.

The property is in a perfect location for transport links and close to local amenities.

**PLEASE CALL THE SALES TEAM TODAY TO ARRANGE A VIEWING - 0121 552 2671**

## Entrance Hall

Having door to front, stairs to upper floor and storage cupboard.

## Lounge

13' 10" max x 11' 11" plus bay ( 4.22m max x 3.63m plus bay )

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

## Kitchen

16' 11" x 9' 11" ( 5.16m x 3.02m )

Having wall and base units, sink/drainer integrated into work surface, gas hob with electric oven and Ex. Fan over. Double

glazed window to rear/ side and wall mounted radiator.

## Landing

having double glazed window to side, boiler housed in a cupboard and wall mounted radiator.

## Bedroom One

11' 11" x 8' 4" ( 3.63m x 2.54m )

Having double glazed window to front and wall mounted radiator.

## Bedroom Two

11' 4" x 9' 11" ( 3.45m x 3.02m )

Having double glazed window to rear and wall mounted radiator.

## Bedroom Three

8' 9" max x 8' 4" ( 2.67m max x 2.54m )

Having double glazed window to front, storage cupboard and wall mounted radiator.

## Bathroom

Fitted Bathroom comprising of: bath, wash hand basin/vanity unit, low level WC, Ex. Fan, towel rail and double glazed window to rear.

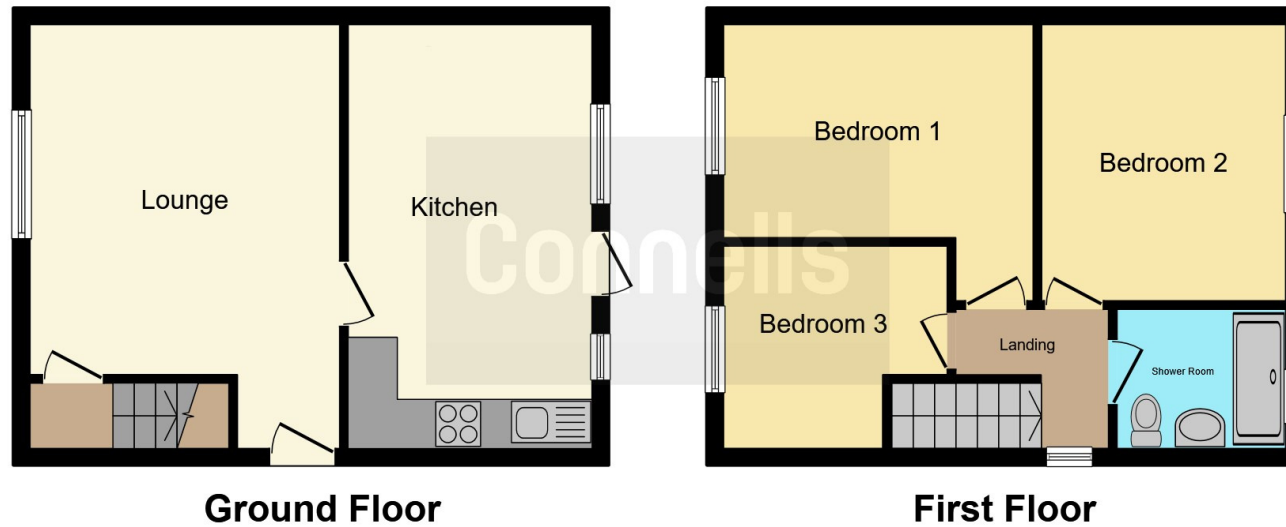












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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/OLD311456](http://connells.co.uk/Property/OLD311456)**

Tenure: Freehold



Awaiting Photograph

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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