





Property Description

****PRIME LOCATION & RESIDENCE FOR ANY GROWING FAMILY, SITUATED WITHIN A CUL-DE-SAC THIS PROPERTY MUST BE INTERNALLY VIEWED TO APPRECIATE THE VAST ACCOMMODATION ON OFFER****

Internally the property comprises of: lounge, dining room, kitchen, study, downstairs shower room, three bedrooms and bathroom. externally the property has a good size rear garden, providing the much needed outdoor space any family needs for entertaining and socialising with friends and family.

Register your interest TODAY- This opportunity is NOT to be MISSED. CALL the sales team on 0121-552-271.

Entrance Hall

Having door to front, stairs to upper floor. wall mounted radiator and doors leading:

Lounge

13' 7" max x 13' 10" into bay (4.14m max x 4.22m into bay)

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

Dining Room

11' 3" x 10' 8" max (3.43m x 3.25m max)

Having storage cupboard and wall mounted radiator.

Study

7' 2" x 5' 8" (2.18m x 1.73m)

Having double glazed window to side.

Kitchen

15' 6" max x 11' 8" max (4.72m max x 3.56m max)

Having wall and base units , sink/drainer integrated into work surface, two electric ovens and hob with cookerhood over, plumbing for dishwasher & washing machine. Having rear facing door and window to garden.

Downstairs Shower Room

Having shower cubicle, wash and basin, low level WC, double glazed window to side, Ex. fan and towel rail.

Landing

Having access to the loft, side double glaze window and doors to various rooms.

Bedroom One

13' 10" into bay x 9' 11" max (4.22m into bay x 3.02m max)

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

Bedroom Two

11' x 10' 7" max (3.35m x 3.23m max)

Having rear facing double glazed window and

wall mounted radiator.

Bedroom Three

7' x 6' 5" (2.13m x 1.96m)

Having double glazed window and wall mounted radiator.

Bathroom

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

Rear Garden

Having patio area with a further lawned area with a useable shed and fence boundaries.









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

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EPC Rating: D

view this property online connells.co.uk/Property/OLD311535

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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