

Sycamore Road Oldbury



# Sycamore Road Oldbury B69 4TD







# 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.











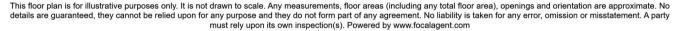






Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes





To view this property please contact Connells on

#### T 0121 552 2671 E oldbury@connells.co.uk

70-76 Birmingham Street OLDBURY B69 4EB

**EPC Rating: D** 

Tenure: Freehold





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

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk