



Connells

Kellner Gardens
Oldbury



Property Description

A well presented MODERN second floor apartment with a communal entrance and gated communal car park. WALKING DISTANCE to Sandwell and Dudley train station. EXCELLENT motorway links and close to local amenities. VIEWING IS HIGHLY RECOMMENDED

Entrance Porch

With door to front and further door into:

Entrance Hall

Door to front, loft access, storage cupboard, radiator and doors to:

Lounge

17' 2" MAX x 13' 4" MAX (5.23m MAX x 4.06m MAX)

Double glazed window to front, radiator and TV aerial point.

Kitchen

9' 7" MAX x 9' 3" MAX (2.92m MAX x 2.82m MAX)

A fitted kitchen to comprise a range of wall and base units with work surfaces over, inset stainless steel sink/drainer, integrated gas hob and electric oven with cooker hood over, part tiled, radiator and central heating boiler.

Bedroom One

10' 8" PLSU RECESS x 11' 8" MAX (3.25m

PLSU RECESS x 3.56m MAX)

Double glazed window to front, radiator, TV aerial point and door to:

En-Suite

A suite to comprise shower cubicle, wash hand basin, low level w.c, radiator and extractor fan.

Bedroom Two

13' MAX x 11' (3.96m MAX x 3.35m)

Double glazed window to rear and radiator.

Bathroom

A suite to comprise bath, wash hand basin, low level w.c, part tiled, radiator, extractor fan and double glazed window to rear

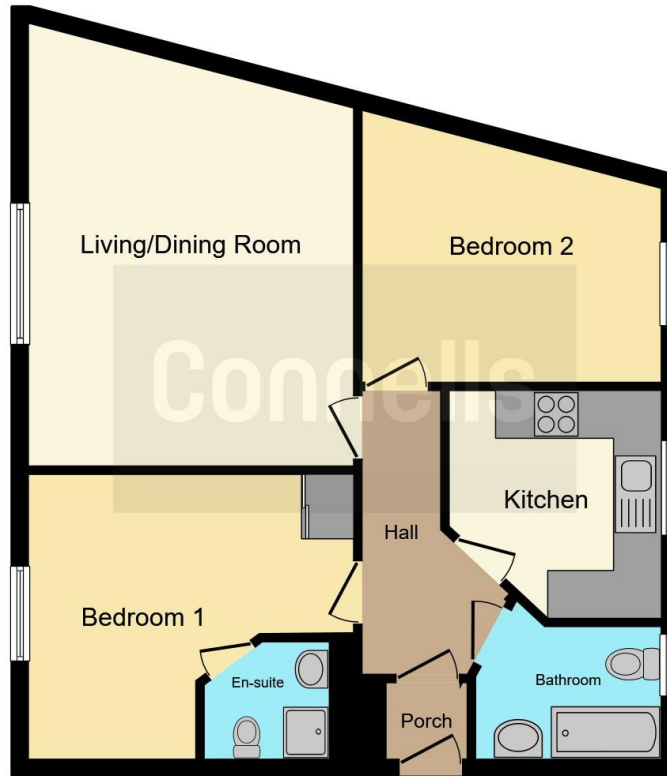
Outside

There is a communal parking area which allows one parking space for this property.









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

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

70-76 Birmingham Street
OLDBURY B69 4EB

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/OLD311531

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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

Property Ref: OLD311531 - 0002