



**Connells**

Pinfold Street  
OLDBURY



## Property Description

**\*\*IDEAL FIRST TIME PROPERTY OR INVESTMENT OPPORTUNITY\*\*** This ground floor apartment offers the excellent opportunity to get you on the property ladder. With secure gated allocated car parking and being a short walk from Sandwell & Dudley Train Station this is a great location for all commutes. CALL NOW TO VIEW!

## Approach

The communal area is accessed with pathway from communal car park.

## Entrance Hall

Having door to the front, storage cupboard, wall mounted radiator and doors leading to:

## Lounge

16' 1" x 9' 8" ( 4.90m x 2.95m )

Having double glazed window and wall mounted radiator.

## Kitchen

8' 3" x 7' 9" ( 2.51m x 2.36m )

Having fully fitted kitchen with wall and base units, sink/drainer integrated into work surface, electric oven/gas hob with cupboard housing the GCH boiler. Space for washing machine and double glazed window.

## Bedroom One

12' 3" x 9' ( 3.73m x 2.74m )

Having double glazed window and wall mounted radiator.

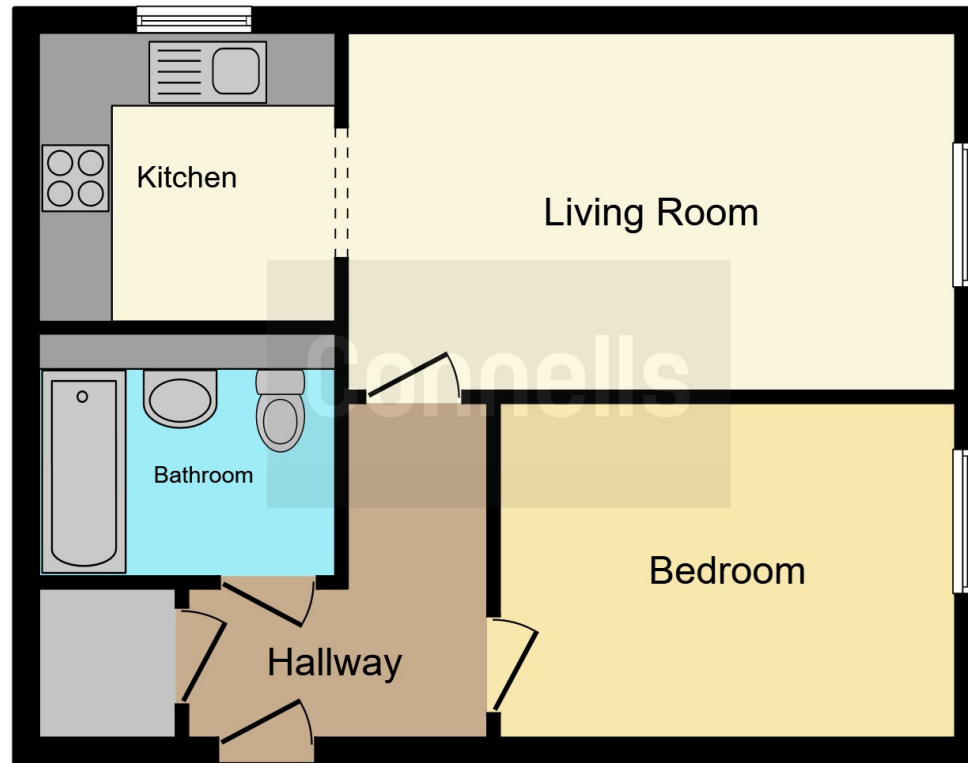
## Bathroom

Having bath with shower over, wash hand basin, low level WC, radiator 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

**T 0121 552 2671**  
**E [oldbury@connells.co.uk](mailto:oldbury@connells.co.uk)**

70-76 Birmingham Street  
OLDBURY B69 4EB

**EPC Rating: Awaited**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/OLD311601](http://connells.co.uk/Property/OLD311601)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



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