



Connells

Penncricket Lane
Oldbury



Property Description

****THIS PROPERTY IS PRIME FOR ANY INVESTOR LOOKING TO CREATE OR EXPAND A PORTFOLIO**** This property has the rental potential of £900 PCM returning a healthy 6% yield.

Internally the property comprises of: two reception rooms, kitchen, downstairs bathroom and two bedrooms with a third bedroom of bedroom two. Externally the property has a small rear garden.

Viewing is advised to APPRECIATE all accommodation on offer. CALL THE SALES TEAM TODAY TO ARRANGE A VIEWING ON 0121-552-2671

Lounge

12' 4" max x 11' 1" plus bay (3.76m max x 3.38m plus bay)
Having double glazed bay window and UPVC front door.

Dining Room

12' 4" max x 12' 1" (3.76m max x 3.68m)
Having french double doors to rear, fire place and stairs to upper floor.

Kitchen

9' 11" x 6' 4" (3.02m x 1.93m)
Having wall and base units, electric oven and gas hob. plumbing for washing machine,dryer and plumbing for washing machine. Cupboard housing the GCH boiler and double glazed window to side.

Downstairs Bathroom

Having bath, shower cubicle, wash hand basin, low level WC and window to side.

Bedroom One

11' 2" plus recess x 11' 1" (3.40m plus recess x 3.38m)
Having double glazed window to front.

Bedroom Two

12' 5" max x 12' 1" (3.78m max x 3.68m)
Having double glazed window to rear and wall mounted radiator.

Bedroom Three

10' 3" max x 6' 1" (3.12m max x 1.85m)
Situated directly of the second bedroom and Having rear window.





To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/OLD311630](https://www.connells.co.uk/Property/OLD311630)

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.

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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