



**Connells**

Birchfield Lane  
Oldbury



## Property Description

**\*\*JUST A SHORT DRIVE TO ROWLEY REGIS TRAIN STATION THIS THREE BEDROOM HOME IS TO BE VIEWED TO APPRECIATE THE ACCOMMODATION ON OFFER\*\***

Internally the property comprises of: Cloakroom, lounge, kitchen, conservatory, three bedrooms & shower room.

Externally the property has a well proportioned rear garden.

This property would be perfect for any first time buyer or investor alike and is situated within close proximity to local amenities and eatery's. Call TODAY on 0121-552-2671.

## Entrance Hall

UPVC Front door, storage cupboard and wall mounted radiator.

## Cloakroom

Double glazed window to side and WC.

## Lounge

14' 10" max x 10' 11" plus bay ( 4.52m max x 3.33m plus bay )

Double glazed bay window to front and wall mounted radiator.

## Kitchen

14' 6" x 8' 9" ( 4.42m x 2.67m )

Having wall and base units, sink/drainer integrated into work surface, double glazed window to rear, plumbing for washing machine and integrated dishwasher.

## Conservatory

9' 10" x 7' 3" pls recess ( 3.00m x 2.21m pls recess )

Having UPVC conservatory and door to rear garden.

## Landing

Having double glazed window to side and loft access, door leading to various rooms.

## Bedroom One

13' 2" max x 11' ( 4.01m max x 3.35m )

Having double glazed window to front and wall mounted radiator.

## Bedroom Two

13' 1" max x 8' 10" ( 3.99m max x 2.69m )

Having double glazed window to rear.

## Bedroom Three

8' 11" x 7' 11" ( 2.72m x 2.41m )

Having double glazed window to front and wall mounted radiator.

## Shower Room

Walk in shower, wash hand basin, low level WC, wall mounted radiator and double glazed window to rear.

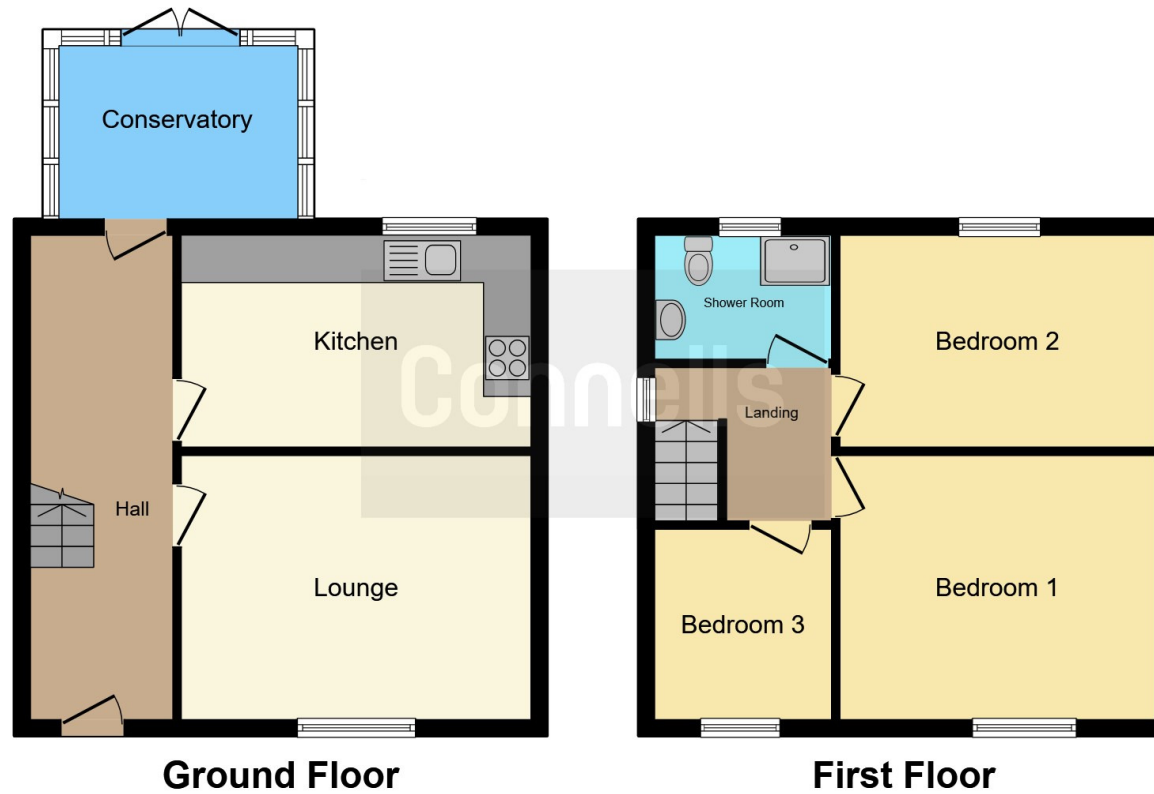
## Rear Garden

Low maintenance garden with patio, useable shed and access to the side 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](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: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD311586](http://connells.co.uk/Property/OLD311586)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: OLD311586 - 0003