



**Connells**

Blue Stone Walk  
Rowley Regis





## Property Description

\*PERFECT STARTER HOME FOR FIRST TIME BUYERS\* Internal viewing is highly recommend on this spacious family home benefiting from NO UPWARD CHAIN & OFF ROAD PARKING to the rear. internally comprises of lounge, kitchen, three good sized bedrooms & bathroom.

### Lounge

23' 10" x 10' 5" max ( 7.26m x 3.17m max )

Having front & rear double glazed window with wall mounted radiator.

### Kitchen

10' 6" x 7' 10" ( 3.20m x 2.39m )

Having wall and base units, rear double glazed door, electric cooker point and sink/drainer integrated into work surface.

### Hallway

Having doors to various room and wall mounted radiator.

### Bedroom One

14' x 12' max ( 4.27m x 3.66m max )

Having rear double glazed window and wall mounted radiator.

### Bedroom Two

16' 11" x 16' 4" plus recess ( 5.16m x 4.98m plus recess )

Having front double glazed window and wall mounted radiator.

### Bedroom Three

7' 10" x 7' 7" ( 2.39m x 2.31m )

Having front double glazed window and wall mounted radiator.

### Shower Room

Having shower cubicle with shower, rear double glazed window, wash hand basin, low level WC and wall mounted radiator.

### Rear Garden

Patio area with brick built shed and gated access.



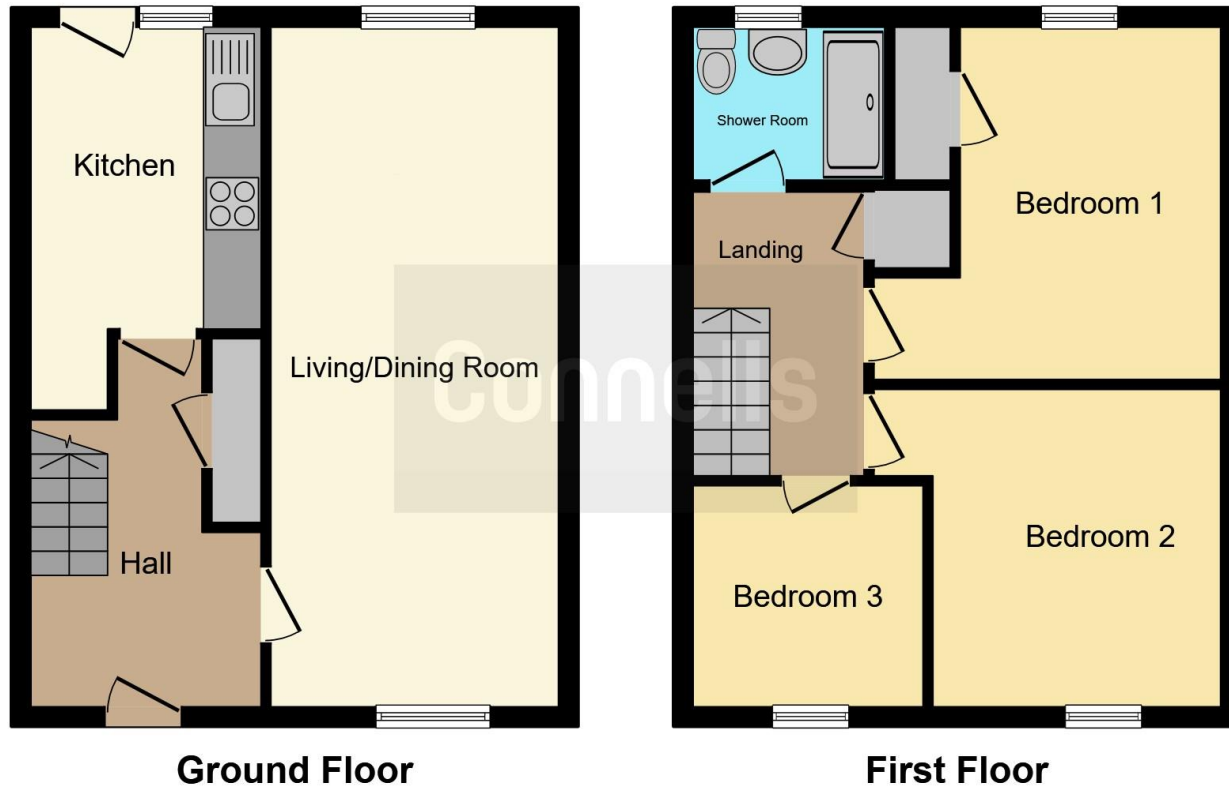












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD311111](http://connells.co.uk/Property/OLD311111)**



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: OLD311111 - 0006