



**Connells**

Stanley Road  
Oldbury



## Property Description

STUNNING FAMILY HOME BEAUTIFULLY PRESENTED THROUGHOUT. Viewings is highly recommended on this charming semi detached property briefly comprising of entrance hall, two reception rooms, modern fitted kitchen, utility, three bedrooms, bathroom, large rear garden & off road parking

## Front Of Property

Block paved driveway supplying off road parking, path leading to front door.

## Entrance Hall

Entrance door, radiator, stairs to first floor, doors leading to;

## Dining Room

14' 7" x 10' 3" max ( 4.45m x 3.12m max )  
Double glazed bay window to front of property, radiator.

## Lounge

12' 11" x 12' ( 3.94m x 3.66m )  
Tv point, gas fire, radiator.

## Kitchen Diner

17' 4" max x 16' 3" max ( 5.28m max x 4.95m max )

Modern fitted kitchen with a range of wall & base units to include work surfaces over, integrated electric oven, induction hob, cooker

hood integrated dishwasher, sink drainer, breakfast area, double glazed window to the rear, double glazed doors leading to rear garden.

## Sitting Area

13' 7" max x 4' 6" max ( 4.14m max x 1.37m max )

Pleasant sitting room to the rear of the property offering views of the rear garden, radiator & french double glazed doors.

## Utility Area

Plumbing for washing machine, gas central heating boiler.

## First Floor Landing

Door leading to;

## Bedroom One

14' 11" max x 10' 3" max ( 4.55m max x 3.12m max )

Double glazed bay window to front of property, radiator.

## Bedroom Two

11' 11" max x 10' 5" Plus recess ( 3.63m max x 3.17m Plus recess )

Double glazed window to rear, radiator.

## Bedroom Three

7' 2" x 5' 11" ( 2.18m x 1.80m )

Double glazed window to front, radiator.

## Family Bathroom

Suite to comprise of bath with shower over, wash hand basin, low level WC, double glazed window to front & rear.

## Rear Garden

Beautiful landscaped rear garden with various patio area, lawn, various shrubbery & decking area.

## Storage Room

8' 2" x 7' 6" ( 2.49m x 2.29m )

With up & over door supplying storage area.









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

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**EPC Rating: Awaited**

Tenure: Freehold

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