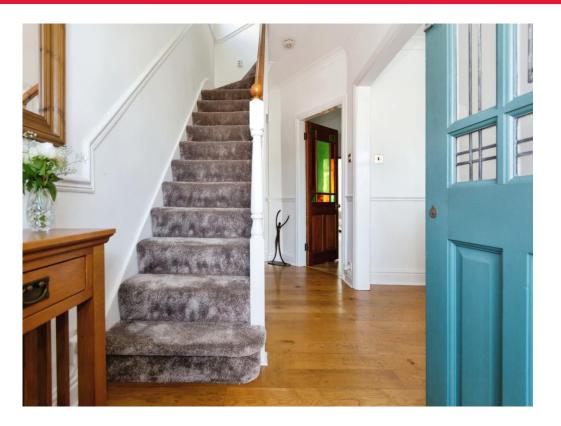


Connells

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.

















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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

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**EPC** Rating: Awaited



Tenure: Freehold



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