



**Connells**

Titford Road  
OLDBURY





## Property Description

**\*\*THIS PROPERTY IS PERFECT FOR ANY INVESTOR LOOKING TO CREATE OR EXPAND A PORTFOLIO\*\***

Internally the property comprises of a hall, two reception rooms, kitchen/diner with a w/c and utility space to the rear. On the first floor the property comprises of three bedrooms and a family bathroom.

Externally the property comprises of a good size rear garden and on street parking.

Close to local amenities and shops this property must be viewed to appreciate accommodation on offer.

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## Entrance Hall

Storage cupboard, door leading to front and wall mounted radiator.

## Lounge

13' 7" x 12' 7" ( 4.14m x 3.84m )

Having double glazed bay window to front and wall mounted radiator.

## Dining Room

16' 1" x 7' 3" ( 4.90m x 2.21m )

Having wall mounted radiator.

## Reception Room Three

12' 7" x 12' 2" ( 3.84m x 3.71m )

Having window to side and wall mounted radiator.

## Kitchen

15' 1" x 7' 3" ( 4.60m x 2.21m )

Having wall and base units, double glazed window to rear, sink/drainer integrated into work surface, gas cooker point and wall mounted radiator.

## Utility Room

8' 1" max x 7' 3" ( 2.46m max x 2.21m )

Having double glazed window to side, boiler and wall mounted radiator.

## Downstairs Wc

Having wash hand basin, low level WC and wall mounted radiator.

## Bedroom One

12' 9" x 12' 2" ( 3.89m x 3.71m )

Having double glazed window to front and wall mounted radiator.

## Bedroom Two

16' 4" x 8' 2" ( 4.98m x 2.49m )

Having double glazed window to rear and wall mounted radiator.

## Bedroom Three

9' 7" x 6' 9" ( 2.92m x 2.06m )

Having double glazed window to rear and wall mounted radiator.

## Bathroom

Having bath with shower over, shower, wash hand basin, low level WC and wall mounted radiator.

## Rear Garden

Having a brick built shed to the rear garden.

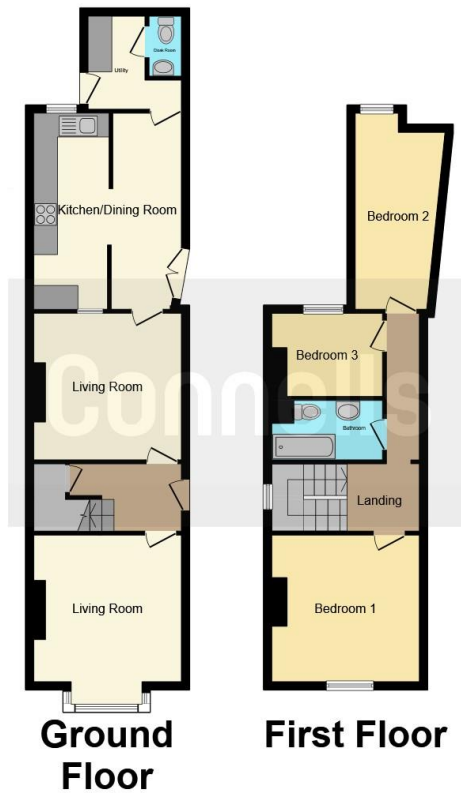












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: E**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/OLD311751](http://connells.co.uk/Property/OLD311751)



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