



**Connells**

Birchley Park Avenue  
Oldbury





## Property Description

**\*\*THIS THREE BEDROOM PROPERTY IS IN A QUIET CUL-DE-SAC LOCATION. PERFECT FOR FIRST TIME BUYERS\*\***

This three bedroom property in the heart of Oldbury benefits from being close to local amenities, is only a short distance away from the M5 motorway, bus links being only a short walk away and is in a quiet cul-de-sac location!

Internally the property comprises of a hall, downstairs w/c, lounge, kitchen diner, three bedrooms and a bathroom.

Externally the property comprises of a front and rear garden, Garage to the front with off road parking.

To arrange a viewing CALL THE SALES TEAM on 0121-552-2671!

## Entrance Hall

Having door to front and wall mounted radiator.

## Lounge

13' 4" x 12' ( 4.06m x 3.66m )

Having double glazed bow window to front, storage cupboard and wall mounted radiator.

## Kitchen

15' 3" x 10' 5" ( 4.65m x 3.17m )

Having wall and base units, double glazed window to rear, gas hob and electric oven, sink/drainer integrated work surface. double glazed double doors to rear garden.

## Downstairs Wc

Wash hand basin, low level WC and Ex. fan.

## Landing

Having storage cupboard housing the water tank and doors leading to:

## Bedroom One

15' 6" x 8' 6" ( 4.72m x 2.59m )

Having double glazed window to front and wall mounted radiator.

## Bedroom Two

11' 6" x 8' 5" ( 3.51m x 2.57m )

Having double glazed window to rear and wall mounted radiator.

## Bedroom Three

9' 3" x 6' 5" ( 2.82m x 1.96m )

Having double glazed window to front and wall mounted radiator,

## Bathroom

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

## Rear Garden

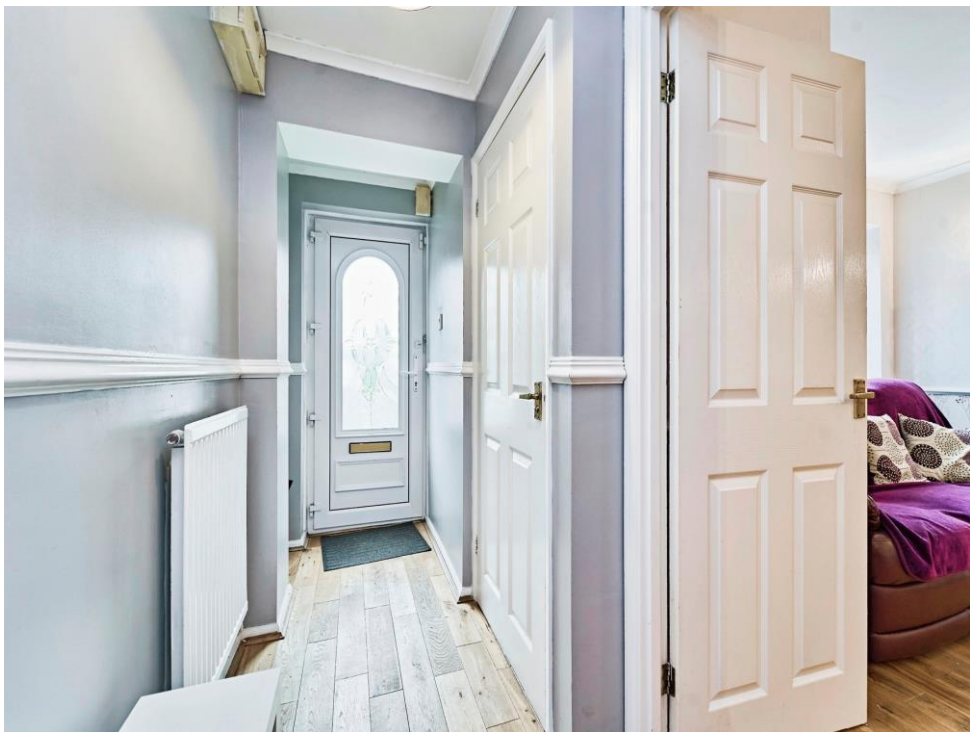
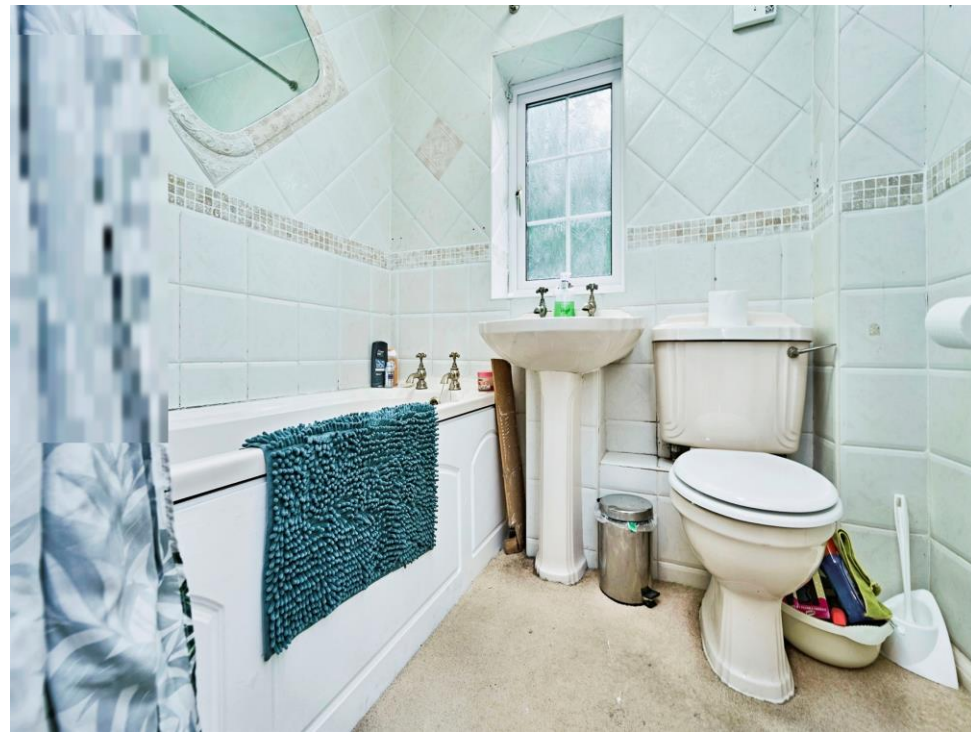
having side access and gate to front. and lawn area with a further raised decking area with mature shrubbery and fence boundary.

## Garage

garage is situated in front of the dwelling and has power and lighting with an up & over door.













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**

**view this property online [connells.co.uk/Property/OLD311739](http://connells.co.uk/Property/OLD311739)**

Tenure: Freehold



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: OLD311739 - 0009