



**Connells**

Clee Road  
Oldbury



## Property Description

**\*\*AMAZING FIRST TIME PURCHASE\*\*** This spacious three bedroom property is perfect for family! it is close to the Q3 ACADEMY and other local schools, local transport links and the M5!

Internally the property comprises of a large lounge/diner, Modern fitted kitchen with fitted appliances, conservatory to the rear, on the first floor there is three bedrooms and a family bathroom with a separate w/c.

Externally the property has a driveway to the front for multiple cars and a beautifully maintained garden to the rear.

call the sales team TODAY on 0121-552-2671!!

## Lounge

22' 5" x 12' 10" ( 6.83m x 3.91m )

Having double glazed window to front, double glazed patio door to rear and two wall mounted radiators.

## Kitchen

9' 4" x 9' 3" ( 2.84m x 2.82m )

Having wall and base units, sink/drainer integrated into work surface, integrated electric hob and integrated into fridge/freezer, integrated double oven and microwave & fitted washer/dryer. Double glazed window to rear, integrated dishwasher & Ex. Fan.

## Lean To

12' 7" x 4' 4" ( 3.84m x 1.32m )

Having double glazed window to front.

## Conservatory

11' 4" x 9' 6" ( 3.45m x 2.90m )

Having double glazed window to rear and double glazed door to rear.

## Landing

Having loft access, airing cupboard housing the boiler.

## Bedroom One

12' 9" x 10' 9" Plus recess ( 3.89m x 3.28m Plus recess )

Double glazed window to front and wall mounted radiator.

## Bedroom Two

11' 7" x 9' 11" ( 3.53m x 3.02m )

Having double glazed window to rear and wall mounted radiator.

## Bedroom Three

13' 5" max x 7' 8" ( 4.09m max x 2.34m )

Having double glazed window and wall mounted radiators.

## Bathroom

Bath with wash hand basin/vanity units, double glazed window to rear and heated

towel rail.

## Seperate W.C

W.C, double glazed window and wall mounted radiator.

## Rear Garden

The Rear garden is landscaped with fence boundaries.

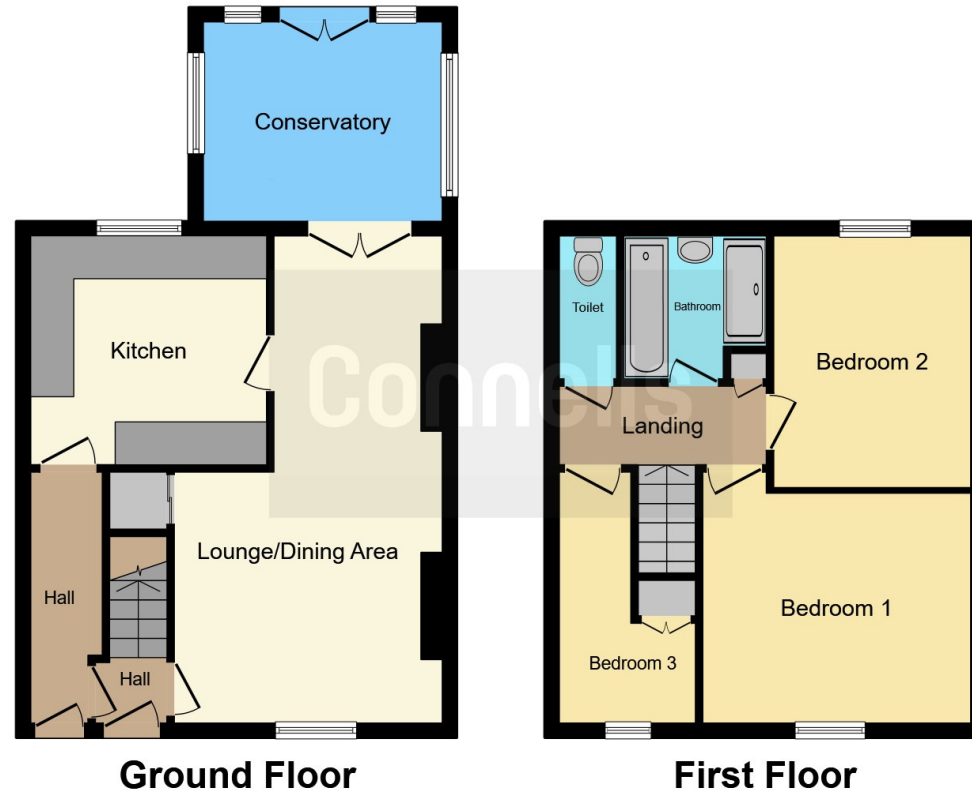
## Agent Notes

The Summerhouse is not part of the sale. However, a private offer separate from the sale of the property is negotiable.









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: C**

**view this property online [connells.co.uk/Property/OLD311858](http://connells.co.uk/Property/OLD311858)**

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.

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Property Ref: OLD311858 - 0003