



**Connells**

Knottsall Lane  
Oldbury



Knottsall Lane  
Oldbury B68 9LG

for sale offers in the region of  
**£285,000**



## Property Description

**\*\*THIS THREE BEDROOM SEMI DETACHED PROPERTY IS SITUATED IN THE POPULAR LOCATION OF KNOTTSALL LANE JUST OFF MOAT ROAD! IT IS CLOSE TO GOOD LOCAL SCHOOLS AND AMENITIES OFFERING A PERFECT SPACE FOR FIRST TIME BUYERS OR FAMILY'S\*\***

internally the property offers two reception rooms, & kitchen. On the first floor the property comprises of three bedrooms and a bathroom. To the side of the property is a garage.

Externally the property comprises of a driveway to the front and a beautifully maintained rear garden.

call the sales team TODAY on -0121-552-2671 to arrange a viewing!!

## Entrance Hall

Having a door to front and storage cupboard.

## Lounge

11' 9" x 11' 8" into bay ( 3.58m x 3.56m into bay )

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

## Dining Room

11' 9" x 10' 3" ( 3.58m x 3.12m )

having double glazed window to rear and wall

mounted radiator.

## Kitchen

8' 3" x 6' ( 2.51m x 1.83m )

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

## Landing

Having doors leading to various rooms.

## Bedroom One

11' 2" x 10' 8" into recess ( 3.40m x 3.25m into recess )

Having double glazed window to rear and wall mounted radiator.

## Bedroom Two

11' 9" x 9' 9" ( 3.58m x 2.97m )

Having double glazed window to front, built in wardrobes and wall mounted radiator.

## Bedroom Three

8' x 7' 9" ( 2.44m x 2.36m )

Having double glazed window to front.

## Family Bathroom

Bath with wash hand basin, low level WC, double glazed window to rear and wall mounted radiator.

## Multi Purpose Room

18' 7" x 6' 5" ( 5.66m x 1.96m )

Having storage cupboards, plumbing for washing machine, window and doors to side.

## Rear Garden

Landscaped rear garden with patio area, lawn area and fence surrounds.

## Garage

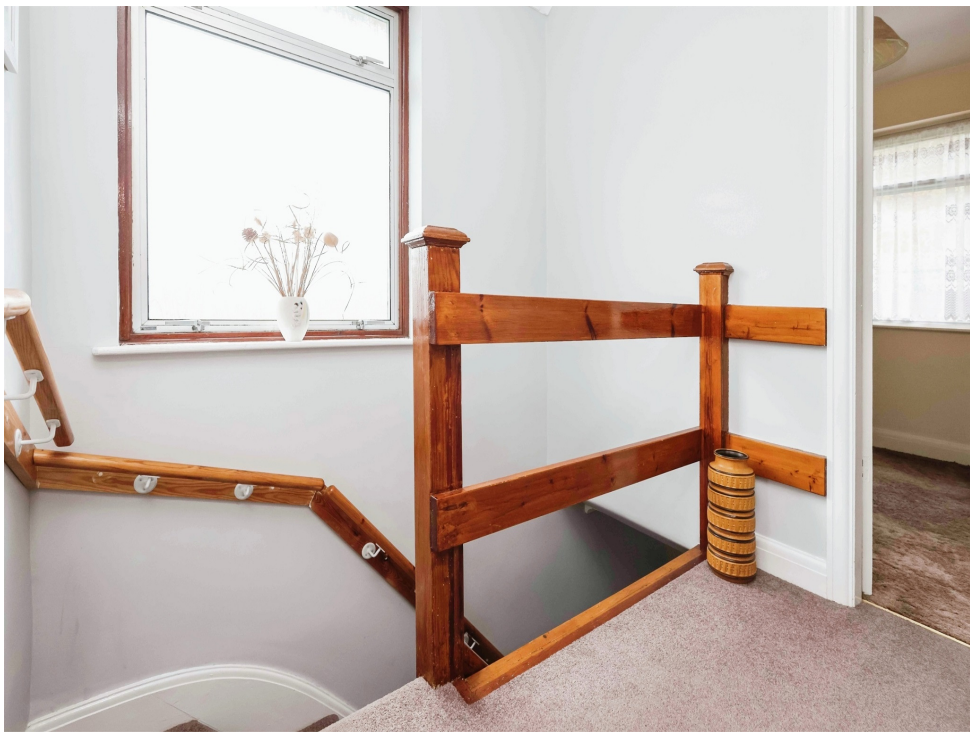
Double doors to garage- space can be used for additional storage.

## Front Of Property

Small lawn area with paved driveway for multiple cars.

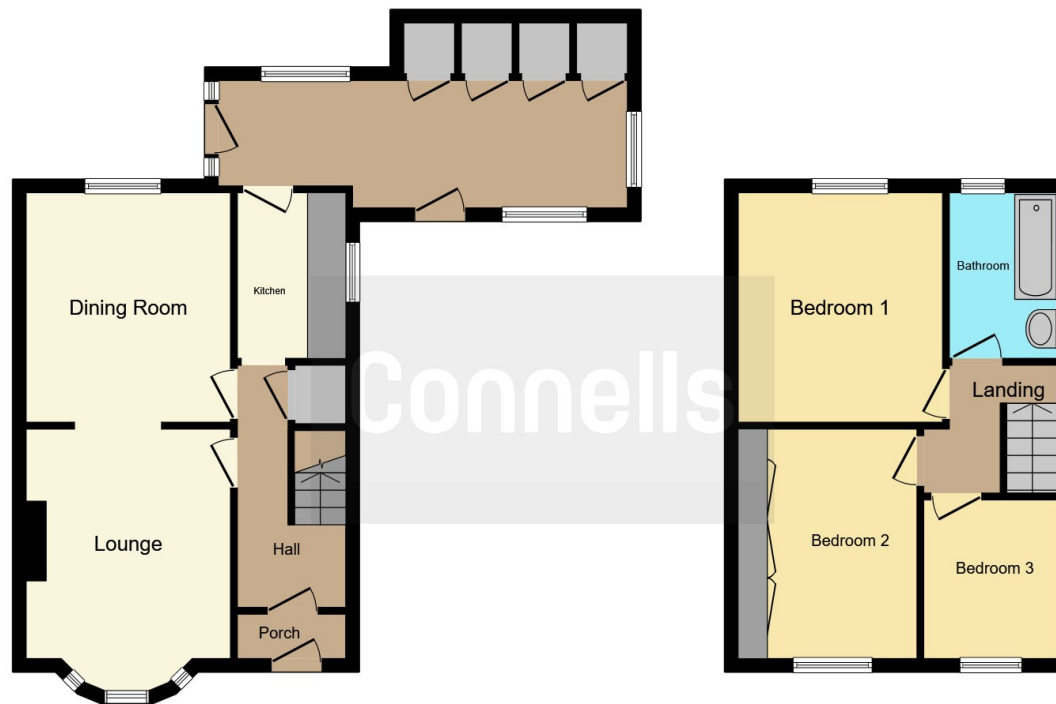












**Ground Floor**

**First Floor**

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)**

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**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/OLD311830](http://connells.co.uk/Property/OLD311830)



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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