



Connells

Farm Avenue
Oldbury



Property Description

Viewing is highly recommended on this beautifully presented traditional semi detached property benefiting from a quiet cul de sac location close to a host of amenities including Langley Green train station & junction 2 of the M5 motorway.

As you approach the property there a large block paved driveway supplying off road parking for multiple cars. Inside you are welcomed by a charming entrance hall leading off to lounge diner, modern fitted kitchen and large conservatory. Upstairs there are two good sized double bedrooms, one single bedroom & a modern fitted shower room. To the rear there is a large garden with patio & lawn beyond.

This home is perfect for someone looking for a property ready to move in to and ideal for first time buyers.

Call Connells now to book your viewing 0121 552 2671!

Front Of Property

Driveway supplying off road parking

Entrance Porch

Double upvc doors providing access to entrance door.

Entrance Hall

Entrance door, radiator, stairs to first floor.

Lounge Area

11' max x 10' 10" (3.35m max x 3.30m)

Double glazed patio door to conservatory, fireplace with gas fire.

Dining Area

13' 3" into bay x 10' 11" (4.04m into bay x 3.33m)

Double glazed bay window to the front, radiator.

Kitchen

13' 8" x 6' 1" max (4.17m x 1.85m max)

Modern fitted kitchen with a range of wall & base units to include work surfaces over, integrated electric oven, gas hob,, integrated fridge, integrated freezer, stainless steel sink drainer, double glazed window to rear, door leading to conservatory.

Utility Area/ Side Entry

Door to front & rear of property, gas central heating boiler, space for appliances.

Conservatory

14' 7" x 8' 2" (4.45m x 2.49m)

Upvc construction with transparent roof & doors leading to rear garden.

Upstairs Landing

Loft access, doors to;

Bedroom One

13' 10" into bay x 9' 2" max (4.22m into bay x 2.79m max)

Double glazed bay window to the front, radiator, fitted wardrobes.

Bedroom Two

11' max x 10' 11" (3.35m max x 3.33m)

Double glazed window to rear, radiator.

Bedroom Three

7' x 6' (2.13m x 1.83m)

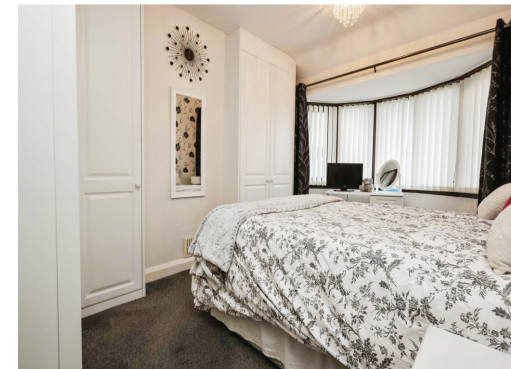
Double glazed window to front, radiator.

Shower Room

Suite to comprise shower cubicle, wash hand basin, low level WC, towel rail, double glazed window to the rear.

Rear Garden

Large patio with lawn beyond.









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

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/OLD312014



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