



**Connells**

George Wood Avenue  
Oldbury



George Wood Avenue  
Oldbury B69 2GG

for sale offers in the region of  
**£350,000**



## Property Description

**\*\*STUNNING DETACHED FAMILY HOME IN A QUIET CUL DE SAC\*\*** A beautifully maintained family home conveniently located close to Sandwell & Dudley train station & Junction 2 of the M5 motorway. There are various other amenities close by including good schools & various shops.

The property is approached via a driveway supplying off road parking, a well maintained front lawn & access to the garage. Internally, there is a spacious entrance hall, two large reception rooms, fitted kitchen, downstairs WC & a stunning conservatory to the rear of the property. As you work your way upstairs there are three double bedrooms with ensuite to master & family bathroom. To the rear it benefits from a landscaped garden perfect for a growing family.

Early viewing is advised to avoid disappointment! Call Connells now 0121 552 2671!

## Front Of Property

Driveway supplying off road parking, well maintained front lawn.

## Entrance Hall

Entrance door, stairs to first floor, radiator.

## Downstairs Wc

Low level WC, wash hand basin, extractor fan, double glazed window to front.

## Lounge

14' 3" x 10' 4" max ( 4.34m x 3.15m max )

Double glazed patio doors leading to conservatory, tv point, radiator.

## Dining Room

10' 3" x 8' 6" ( 3.12m x 2.59m )

Double glazed window to front, radiator.

## Kitchen

9' 9" x 9' 8" ( 2.97m x 2.95m )

Modern fitted kitchen with a range of wall & base units to include work surfaces over, integrated electric oven, gas hob, cooker hood, stainless steel sink drainer, double glazed door leading to side of property.

## Conservatory

18' 10" x 12' 4" ( 5.74m x 3.76m )

UPVC & brick construction with double glazed french doors leading to garden.

## First Floor Landing

Double glazed window to side, storage cupboard, loft access, doors to:

## Bedroom One

12' 1" max x 10' 6" ( 3.68m max x 3.20m )

Double glazed window to front, radiator, built

in wardrobe.

## Ensuite

Suite to comprise shower cubicle, wash hand basin, low level WC, double glazed window to front.

## Bedroom Two

12' 8" max x 8' 10" ( 3.86m max x 2.69m )

Double glazed window to rear, radiator.

## Bedroom Three

9' 9" x 7' 9" max ( 2.97m x 2.36m max )

Double glazed window to rear, radiator.

## Bathroom

Suite to comprise bath with shower over, wash hand basin, low level WC, radiator, double glazed window to front.

## Rear Garden

Beautifully maintained garden with patio area and lawn beyond, borders surrounding with various shrubbery.

## Garage

15' x 7' 11" ( 4.57m x 2.41m )

Providing storage area with up & over door, power & lighting.

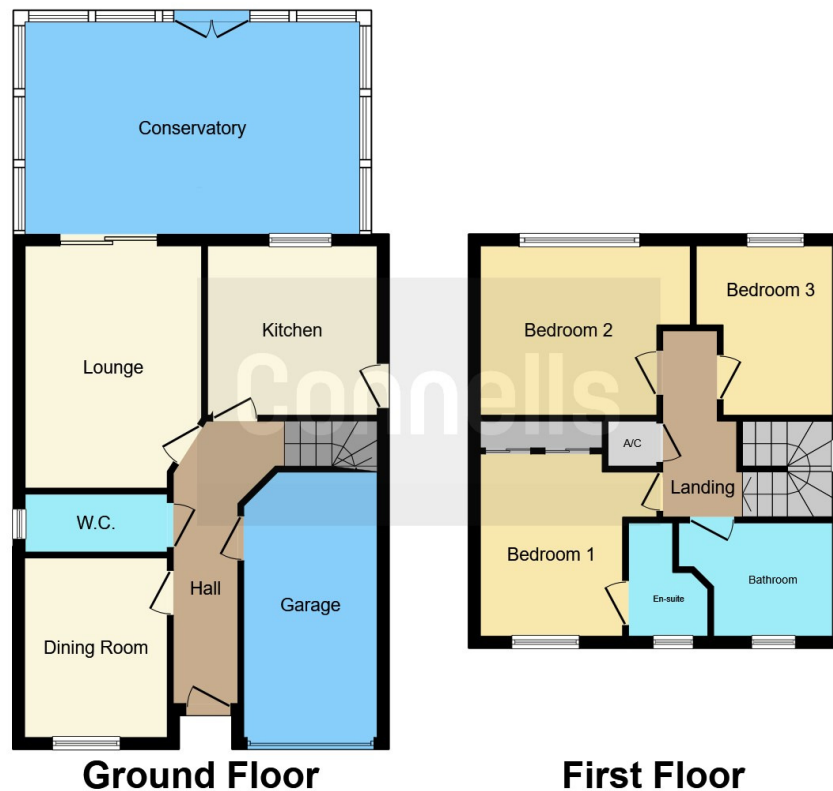












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

**view this property online** [connells.co.uk/Property/OLD312046](http://connells.co.uk/Property/OLD312046)

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: OLD312046 - 0004