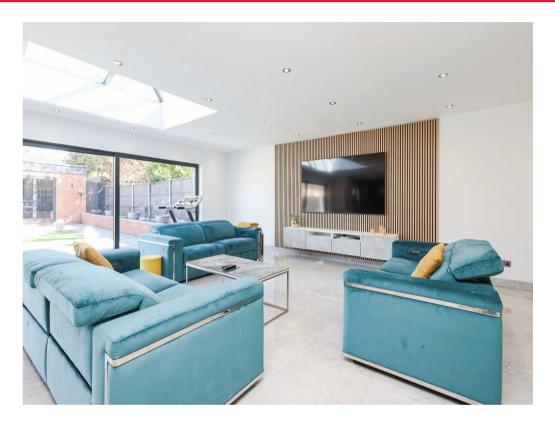


Connells

Wolverhampton Road Oldbury

# Wolverhampton Road Oldbury B68 0TF







# **Property Description**

STUNNING DETACHED FAMILY HOME FINISHED TO AN EXCEPTIONAL STANDARD THROUGHOUT. Internal viewing is an absolute must to appreciate the space and standard throughout. The property is conveniently located in a sought after are close to various amenities.

### **Front Of Property**

Large block paved driveway supplying off road parking

#### **Entrance Porch**

Composite door, glazed windows, door to entrance hall

### **Entrance Hall**

Entrance door, stairs to first floor, radiator.

# Lounge

24' x 11' 6" ( 7.32m x 3.51m )

Double glazed window to the front, radiator, tv point, integrated electric fire.

# **Family Room**

15' 2" x 14' 5" ( 4.62m x 4.39m )

Large sitting area, door to kitchen diner, radiator.

### Kitchen Diner

24' x 23' 5" ( 7.32m x 7.14m )

Fantastic modern fitted kitchen with a range of wall and base units to include work surfaces over, space for American fridge freezer, two integrated electric ovens, island with gas hob, tv point, lantern sky light, by fold doors leading to rear garden.

# Spice Kitchen

14' 2" x 6' 9" ( 4.32m x 2.06m )

Fitted kitchen with a range of wall and base units to include work surfaces over, sink drainer, electric oven, gas hob, cooker hood, plumbing for washing machine.

### **First Floor Landing**

Large landing area with doors leading to:

#### **Bedroom One**

15' 6" x 11' 7" ( 4.72m x 3.53m )

Double glazed window to the rear, radiator.

### **Ensuite**

Suite to comprise shower cubicle, wash hand basin, low level WC.

### **Bedroom Two**

Double glazed window to the rear, radiator.

### **Ensuite**

Suite to comprise shower cubicle, wash hand basin, low level WC.

### **Bedroom Three**

11' 7" x 11' 5" ( 3.53m x 3.48m )

Double glazed window to the front, radiator.

# **Bedroom Four**

17' 7" x 6' 7" ( 5.36m x 2.01m )

Double glazed window to the rear, radiator.

### Jack And Jill Shower Room

Accessible form bedroom three and four. Suite to comprise shower cubicle, wash hand basin, low level WC.

### **Bedroom Five**

8' 7" x 6' 6" ( 2.62m x 1.98m )

Double glazed window to the side, radiator.

### Rear Garden

Low maintenance garden with patio area, astroturf and access to brick built gym/office with full power supply.



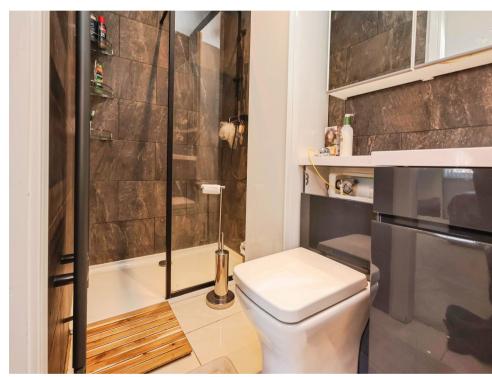














Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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

T 0121 552 2671 E oldbury@connells.co.uk

70-76 Birmingham Street
OLDBURY B69 4EB

view this property online connells.co.uk/Property/OLD312002

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.

**EPC Rating: C**