



**Connells**

Wolverhampton Road  
Oldbury





## 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 area 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.













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)

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**EPC Rating: C**

Tenure: Freehold

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