



Barnford Crescent Oldbury B68 8PP

for sale
£425,000



Property Description

A stunning detached family home located in a much sought after part of Oldbury falling within the catchment area of Q3 Academy. Other local amenities include the M5 motorway, Langley Green train station & various supermarkets. Call Connells now to view 0121 552 2671.

Briefly the property comprises of off road parking, entrance hall, two reception rooms, fitted kitchen, utility room, downstairs WC, conservatory, four good sized bedrooms, family bathroom and beautiful rear garden.

Entrance Hall

Having door to front, stairs to first floor. wall mounted radiator and period features.

Cloakroom

Having wash hand basin, low level WC, rear facing double glazed window, heated towel rail and shower cubicle.

Lounge

13' 8" into bay x 12' 9" (4.17m into bay x 3.89m)

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

Dining Room

14' 4" into bay x 10' 11" (4.37m into bay x 3.33m)

Having french double glazed doors leading to conservatory.

Kitchen

16' x 8' 5" max (4.88m x 2.57m max)

Having wall and base units, sink/drainer integrated into work surface, gas cooker point, GCH boiler and wall mounted radiator.

Utility Room

17' 3" max x 5' 9" plus recess (5.26m max x 1.75m plus recess)

Having door to rear garden, wall and base units, plumbing for washing machine.

Conservatory

11' 8" max x 10' 8" plus recess (3.56m max x 3.25m plus recess)

Having UPVC construction & brick built.

Landing

Having loft access, doors leading to various rooms.

Bedroom One

14' 7" into bay x 10' 11" (4.45m into bay x 3.33m)

Having front double glazed bay window and wall mounted radiator.

Bedroom Two

14' 2" into bay x 10' 11" max (4.32m into bay x 3.33m max)

Having double glazed bay window, fitted

wardrobes and wall mounted radiator.

Bedroom Three

15' 3" x 7' 5" (4.65m x 2.26m)

Having dual aspect windows and wall mounted radiator.

Bedroom Four

6' 10" x 6' 5" (2.08m x 1.96m)

Having front facing double glazed window and wall mounted radiator,

Bathroom

Having bath with shower over, wash hand basin with vanity unit, low level WC and wall mounted radiator.

Rear Garden

Having small patio area with further lawn area, mature shrubbery borders, shed to the rear and side access.

Garage

19' 4" x 7' 6" (5.89m x 2.29m)

Having power and lighting.









EPC Rating: D

Tenure: Freehold

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