





Property Description

This delightful two bedroom property is well presented throughout and offers comfortable, modern living in a convenient location. The accommodation comprises a bright and welcoming lounge, a fitted kitchen, and a fully fitted bathroom. Outside, you'll find a low maintenance rear garden with gated access, ideal for relaxing or entertaining. Offered with vacant possession and no upwards chain, this home is ready for immediate occupation and would suit first-time buyers, downsizers, or investors alike. Call TODAY and the Sales team will arrange a viewing for you- 0121-552-2671.

Entrance Hall

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

Cloakroom

Having wash hand basin, low level WC and wall mounted radiator.

Lounge

12' 8" x 11' 5" (3.86m x 3.48m)

Having double glazed window overlooking rear garden and wall mounted radiator.

Kitchen

8' 11" x 6' (2.72m x 1.83m)

Having wall and base units, double glazed window to front, plumbing for washing machine, electric oven and gas hob with

cookerhood over.

Landing

Having doors leading to various rooms:

Bedroom One

12' 2" max x 9' 1" plus recess (3.71m max x 2.77m plus recess)

Having front double glazed window, airing cupboard and wall mounted radiator.

Bedroom Two

11' 9" x 6' 11" max (3.58m x 2.11m max)

Having rear double glazed window and wall mounted radiator.

Bathroom

Bath with mixer tap, wash hand basin , low level WC, towel rail and rear facing double glazed window.

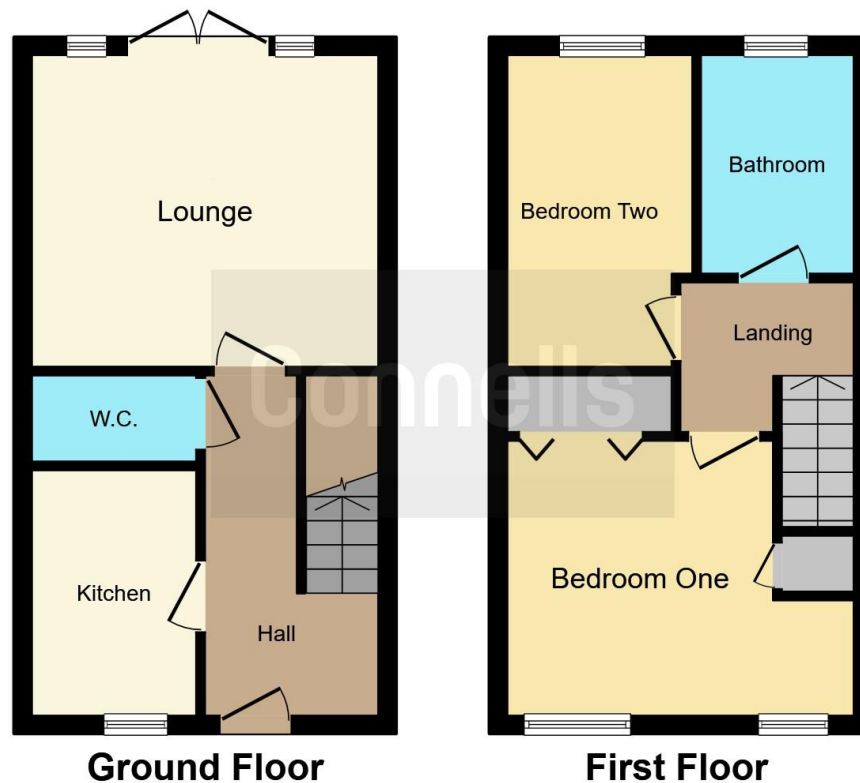
Rear Garden

Having patio area with further lawned area with gated rear access.









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

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/OLD312267



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.

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