



Connells

Grafton Road
OLDBURY



Property Description

Welcome to this charming three-bedroom starter home, perfect for first time buyers or small families looking for a comfortable and inviting space. This delightful property features a generous lounge, ideal for relaxation and entertaining, seamlessly flowing into a bright dining area that provides a warm and welcoming atmosphere for family meals and gatherings.

The well-equipped kitchen is designed for both functionality and style, offering ample storage and workspace, making meal preparation a breeze.

Step outside to discover a large rear garden, a true highlight of this home. this expansive outdoor space is perfect for children to play, hosting summer barbecues, or simply enjoying some fresh air. additionally , the garden boasts a brick-built storage space, providing practical storage solution for your garden tools and outdoor equipment.

With its convenient layout and desirable features, this property represents an incredible opportunity for those seeking a quality home that can accommodate their lifestyle. Don't miss the chance to make this delightful property your own!

Entrance Hall

Having door to front, wall mounted radiator.

Lounge

10' 2" x 9' 11" plus bay (3.10m x 3.02m plus bay)

Having double glazed bay window to front, wall mounted radiator.

Dining Room

10' 5" x 10' 2" max (3.17m x 3.10m max)

Having double glazed door and window to rear and wall mounted radiator.

Kitchen

7' 6" x 6' 2" (2.29m x 1.88m)

Having wall and base units, window overlooking rear garden. Sink/drain integrated into work surface, gas cooker point.

Landing

Having loft space, doors leading to various rooms:

Bedroom One

12' 10" x 10' 2" (3.91m x 3.10m)

Having double glazed bay window and wall mounted radiator.

Bedroom Two

12' 11" into bay x 10' 2" (3.94m into bay x 3.10m)

Having double glazed bay window and wall mounted radiator.

Bedroom Three

8' 3" x 6' (2.51m x 1.83m)

Having double glazed window and wall mounted radiator.

Bathroom

Having bath with shower over, double glazed window, wash hand basin, low level WC, towel rail and the boiler is present in the bathroom.

Rear Garden

Having brick built storage space, access to the rear of the garden, lawn and fence boundaries.









EPC Rating: Awaited
Council Tax Band: B

Tenure: Freehold

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