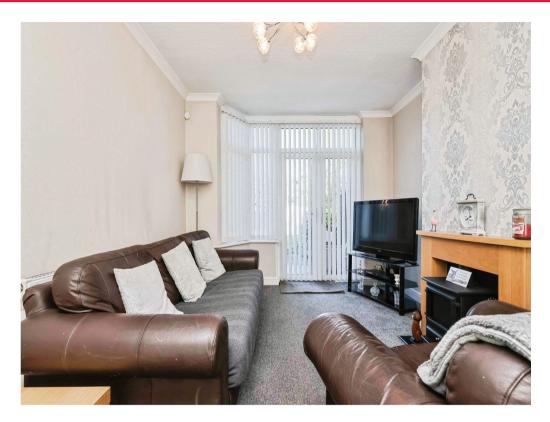


# Connells

## Grafton Road OLDBURY B68 8BP







#### **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 boats 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 this 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/drainer 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.

















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EPC Rating: Council Tax Awaited Band: B

Tenure: Freehold

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