



Connells

Crosswells Road  
Oldbury





## Property Description

**\*\*PERFECT INVESTMENT PROPERTY & FTB PURCHASE\*\*** The property is located within close proximity to nearby towns such as Oldbury and Blackheath, it also has the added benefit of being a commutable distance to Birmingham City Centre. This property would be ideal for commuters as there is access to multiple train stations and bus routes nearby. CALL TODAY ON 0121-552-2671

### Reception Roon One

12' 2" x 11' max ( 3.71m x 3.35m max )

Having door to the front, double glazed window and fire place, door leading to second reception room.

### Reception Room Two

12' 2" max x 11' 1" max ( 3.71m max x 3.38m max )

having the stairs to the upper floor, double glazed window and door leading to kitchen.

### Kitchen

12' x 5' 7" ( 3.66m x 1.70m )

Having wall and base units, double glazed window to rear garden and read access to garden. Sink/drainer integrated into roll top work surface. Space for cooker with cooker hood over.

### Bedroom One

12' 2" x 11' max ( 3.71m x 3.35m max )

Having window to front.

### Bedroom Two

12' 2" max x 7' 1" max ( 3.71m max x 2.16m max )

Having window to the rear and fire surround.

### Bathroom

Having bathroom with wash hand basin and low level WC.

### Rear Garden

Small court yard garden immediately from the back door, the garden then continues beyond the gate to a further lawned area. There is a shared access to the rear of the garden, access to the adjoining properties.















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)

To view this property please contact Connells on

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**E [oldbury@connells.co.uk](mailto:oldbury@connells.co.uk)**

70-76 Birmingham Street  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/OLD312366](http://connells.co.uk/Property/OLD312366)



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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