





Property Description

This two-bedroom home ideally located just a stone's throw from the town centre and local amenities. This property features two spacious reception rooms that offer versatile living spaces perfect for both relaxation and entertaining. The downstairs bathroom adds to the convenience of the layout, making it easy to accommodate both family and guests.

The rear garden provides a delightful outdoor space, perfect for gardening enthusiasts or those looking to enjoy some fresh air and sunshine. With plenty of potential to improve and make it your own, this home is an excellent opportunity for buyers looking to add value.

Don't miss your chance to own this property in a prime location!! Call TODAY on 0121-552-2671

Lounge

11' 10" x 11' 6" plus bay (3.61m x 3.51m plus bay)

Having bay window to front, UPVC front door and wall mounted radiator.

Dining Room

11' 10" x 11' 5" (3.61m x 3.48m)

Having rear facing double glazed window, stairs to upper floor and wall mounted radiator.

Kitchen

9' x 6' 4" (2.74m x 1.93m)

Having wall and base units, sink/drainer integrated into work surface, gas cooker point and Ex. Fan and door to rear garden.

Bathroom

Situated on the ground floor having a bath, wash hand basin, low level WC and GCH boiler.

Landing

Having doors to various rooms:

Bedroom One

15' 7" max x 11' 5" (4.75m max x 3.48m)

Having front double glazed window and wall mounted radiator.

Bedroom Two

11' 9" max x 11' 6" (3.58m max x 3.51m)

Having front facing rear window and wall mounted radiator.

Rear Garden

Small patio area with further lawn area with shared entry.









Ground Floor

First Floor

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

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70-76 Birmingham Street
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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/OLD312406



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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