



Connells  
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FOR SALE

Connells

Wolverhampton Road  
OLDBURY



Wolverhampton Road  
OLDBURY B68 0LR

for sale offers in the region of  
**£425,000**



## Property Description

Stunning Family Home for Sale-

Welcome to this beautiful family home that perfectly blends comfort and functionality. Comprising of: Three spacious bedrooms, generous in size that offer ample space for family living and personal retreats.

An expansive garden ideal for outdoor activities, family gatherings, or simply relaxing in the sun. The property also benefits from a convenient off-street parking for multiple vehicles, ensuring you never have to worry about finding a parking spot. Additional storage is offered with the garage that could be utilised for bobbies or as a safe space for your vehicle.

This lovely property is situated in a desirable neighbourhood, close to local amenities, schools, and parks. Its perfect for families looking for space to grow.

Don't Miss your chance you make this house your home! Contact us today for more information or to arrange a viewing.

## Entrance Hall

Having door to front, wall mounted radiator and doors leading to various rooms:

## W.C

Having wash hand basin, low level WC, towel rail and Ex. Fan.

## Lounge

17' 10" into bay x 13' 10" max ( 5.44m into bay x 4.22m max )

Having bay window to front, two windows to the side and two wall mounted radiators.

## Dining Room

14' 3" x 12' 10" max ( 4.34m x 3.91m max )

Having window & doors to the rear and wall mounted radiator.

## Kitchen

20' 1" max x 11' 1" max ( 6.12m max x 3.38m max )

Having an array of wall and base units, sink/drainage integrated into roll top work surface, window to the rear, integrated gas hob and oven, wall mounted radiator and door to side.

## Conservatory

24' 4" x 6' 1" ( 7.42m x 1.85m )

Having double glazed window, patio doors and wall mounted radiator.

## Landing

Having window to side and doors to various rooms:

## Bedroom One

18' 3" into bay x 13' 11" ( 5.56m into bay x 4.24m )

Having double glazed bay window to front,

built in wardrobes, window to side and wall mounted radiator.

## Bedroom Two

13' 10" into wardrobes` x 12' 6" ( 4.22m into wardrobes` x 3.81m )

Having window to rear, built in wardrobes and wall mounted radiator.

## Bedroom Three

10' 7" x 8' 10" ( 3.23m x 2.69m )

Having double glazed window to rear and wall mounted radiator.

## Bathroom

Having bath with shower over, wash hand basin/vanity, low level WC, towel rail, EX. fan and double glazed window.

## Garage

Having power & light and housing the GCH boiler.

## Rear Garden

Having a small patio area ideal for outdoor furniture with a large and sizeable lawned area with fence boundaries.

## Front Of The Property

Having driveway for multiple cars and access to the rear of the property.

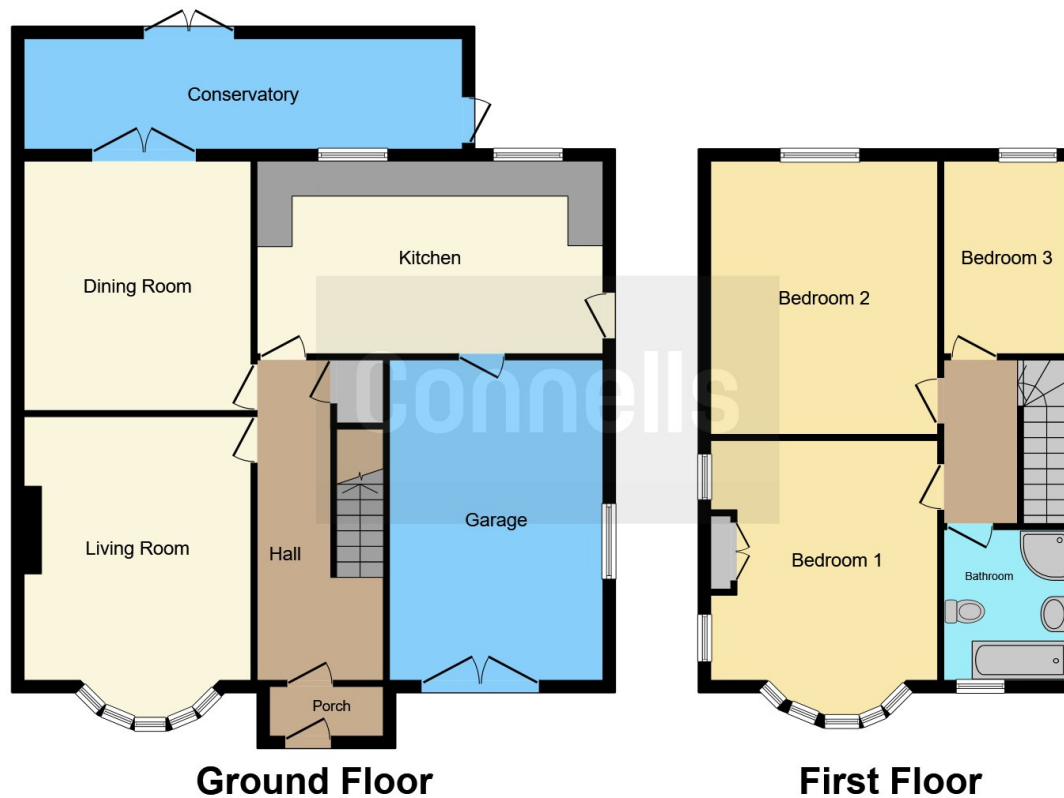












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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  
 OLDBURY B69 4EB

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD311530](http://connells.co.uk/Property/OLD311530)**



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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Property Ref: OLD311530 - 0002