



Connells

Hamilton Street
OLDBURY



Property Description

****Stylish Three Bedroom Family Home With Garden****

Welcome to this deceptively spacious three-bedroom property, perfect for families and modern living. Set Across three- well designed floors, this home offers a harmonious blend of comfort and functionality.

Upon entering, you are greeted by an inviting entrance hall that leads to a generous lounge/diner. Flooded with natural light, this veritable space is ideal for both entertaining and everyday relaxation. The open-plan layout creates a warm atmosphere, perfect for family gatherings or cozy nights in.

The ground floor also features a convenient downstairs WC, ensuring practicality for busy households.

Making your way upstairs, you'll find three well-proportioned bedrooms. The master bedroom is a true sanctuary, boasting an en-suite bathroom for added privacy and convenience. The additional two bedrooms are perfect for children, guests, or as a home office, catering to a variety of needs.

The property continues to impress with an easily maintained rear garden, providing an outdoor escape for relaxation or play. Whether your enjoying a morning coffee on the decking or hosting a summer BBQ, this garden is your own slice of tranquilly.

With its modern finished, ample storage

options, and thoughtfully arranged living spaces, this home is a must-see. Don't miss out on this fantastic opportunity to own a versatile property that offers comfort and convenience in a desirable location.

Entrance Hall

Having door to front and doors leading to:

Lounge

14' 9" x 16' 4" max (4.50m x 4.98m max)

Having double glazed patio doors to rear, under stairs storage and wall mounted radiator.

Kitchen

10' 11" x 7' 8" (3.33m x 2.34m)

Having an array of wall and base units, sink/drainage integrated into work surface, integrated gas hob and oven, window to front and wall mounted radiator.

W.C

Having wash hand basin, low level WC, double glazed window and wall mounted radiator.

Landing

Having door leading to various rooms and wall mounted radiator.

Bedroom One

11' 7" x 11' 5" Plus recess (3.53m x 3.48m Plus recess)

Situated on the 3rd floor this master bedroom comprises of double glazed window, wall mounted radiator and loft access.

En-Suite

Having shower, wash hand basin, low level WC, skylight and radiator.

Bedroom Two

14' 3" x 8' (4.34m x 2.44m)

Having double glazed window to rear and wall mounted radiator.

Bedroom Three

14' 10" max x 11' 8" max (4.52m max x 3.56m max)

Having two double glazed windows and wall mounted radiator.

Family Bathroom

Having bath worth shower over, storage cupboard housing the water tank, wash hand having, low level WC, double glazed window and radiator.

Rear Garden

Having patio area with a further lawn area with fence boundaries.

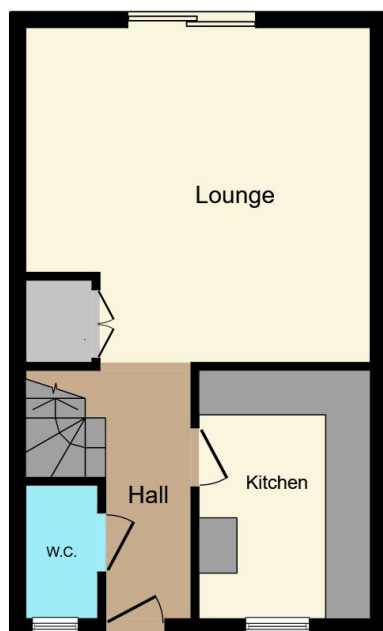
Front Of The Property

Having driveway for multiple cars.

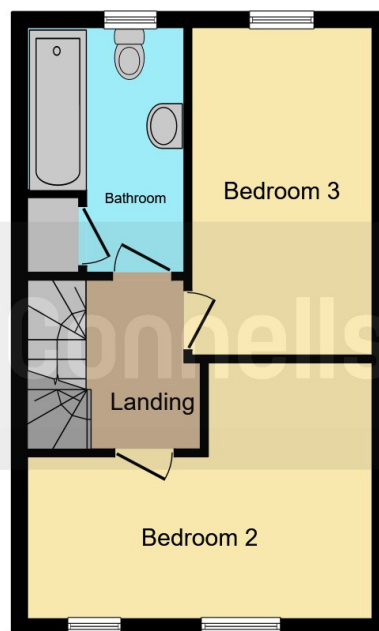




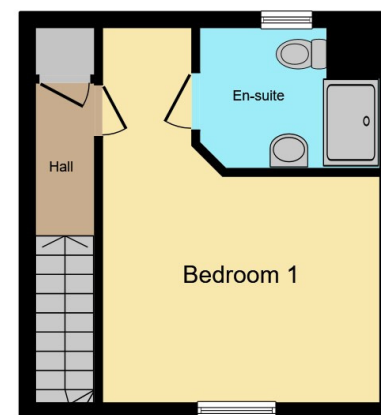




Ground Floor



First Floor



Second 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

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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