





Property Description

Welcome to this beautifully presented, deceptively spacious three-bedroom home that perfectly combines modern living with comfort and convenience. Nestled in a serene neighbourhood, this property is ideal for families and those seeking extra space.

As you step inside, you'll immediately appreciate the generous layout that this home offers. The inviting area are flooded with natural light, providing a warm and welcoming atmosphere. the well-appointed kitchen features ample cabinetry, modern appliances, and a cozy dining area, making it perfect for both casual meals and entertaining guests.

Each of the three bedrooms is generously sized, offering plenty of room for relaxation and personalisation. The bedrooms easily accommodate double beds, and additional storage options are available.

The jewel of this property is the spacious rear garden, a private oasis perfect for outdoor gatherings, gardening, or simply enjoying a peaceful afternoon in the sun. The garden offers a safe play area for children and a tranquil retreat for adults.

In addition, the property feature a private driveway that provides off street parking for multiple vehicles, adding to the convenience of this exceptional home.

Don't miss the opportunity to make this delightful property your new home- Schedule

a viewing today!

Entrance Hall

Having door to front and wall mounted radiator.

Lounge

19' 11" x 11' 9" max (6.07m x 3.58m max)
Having two double glazed windows to front and wall mounted radiator.

Dining Room

9' 9" x 6' (2.97m x 1.83m)
Having storage cupboard and wall mounted radiator.

Kitchen

18' 7" x 9' 3" (5.66m x 2.82m)
Having ad array of wall and base units, sink/drain, integrated oven and hob with Ex. Fan over and double glazed window to front.

Utility Room

5' 11" x 5' 9" (1.80m x 1.75m)
Having a double glazed window and door leading to an additional room ideal for an downstairs WC/shower room.

Landing

Having storage cupboard and doors leading to various rooms:

Bedroom One

16' 4" x 12' 7" (4.98m x 3.84m)

Having double glazed window to rear and wall mounted radiator.

En-Suite

Having double shower, wash hand basin, low level WC and double glazed window & radiator.

Bedroom Two

11' 3" x 9' 11" (3.43m x 3.02m)

Having double glazed window and wall mounted radiator.

Bedroom Three

14' 6" x 9' 9" (4.42m x 2.97m)

Having two double glazed windows, airing cupboard housing the boiler and wall mounted radiator.

Bathroom

Having wash hand basin, low level WC, bath tub and wall mounted radiator.

Rear Garden

Large patio area with a further lawn area and fence boundaries.









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

T 0121 552 2671
E oldbury@connells.co.uk

70-76 Birmingham Street
 OLDBURY B69 4EB

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/OLD312158



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: OLD312158 - 0007