



**Connells**

Defford Drive  
OLDBURY



### Property Description

We are delighted to present this spacious three-bedroom family home, perfect for modern living. The property boasts a generously sized lounge, perfect for relaxation and entertaining, providing ample space for family gatherings. The well-appointed kitchen is designed for both functionality and style, offering plenty of storage and workspace.

Step outside to discover a beautifully landscaped rear garden, an ideal retreat for outdoor enjoyment, gardening, or al fresco dining. The property also features a convenient driveway, providing off-street parking for your vehicles.

Don't miss the opportunity to make this lovely home your! Call to schedule a viewing TODAY on 0121-552-2671!

### Entrance Hall

Having doors to front, wall mounted radiator and storage cupboard.

### Lounge

26' max x 9' 8" max ( 7.92m max x 2.95m max )

Having double glazed bay window to front, door to the rear and two wall mounted radiators.

### Kitchen

9' 8" x 7' 4" ( 2.95m x 2.24m )



Wall and base units, having double glazed window to rear, sink/drainer, integrated electric oven & hob.

### Second Half Of The Kitchen

7' 6" x 5' 3" ( 2.29m x 1.60m )

Having additional wall and base units and wall mounted radiator.

### Utility Room/Side Entry

19' 7" x 5' 3" ( 5.97m x 1.60m )

Having double glazed window to front.

### Landing

Having double glazed window to side and doors leading to various rooms.

### Bedroom One

12' 3" into bay x 9' 11" ( 3.73m into bay x 3.02m )

Having double glazed bay window to front and wall mounted radiator.

### Bedroom Two

10' 5" x 9' 11" max ( 3.17m x 3.02m max )

Having double glazed window to rear and wall mounted radiator.

### Bedroom Three

6' 9" x 5' 5" ( 2.06m x 1.65m )

Having double glazed window to front and wall mounted radiator.

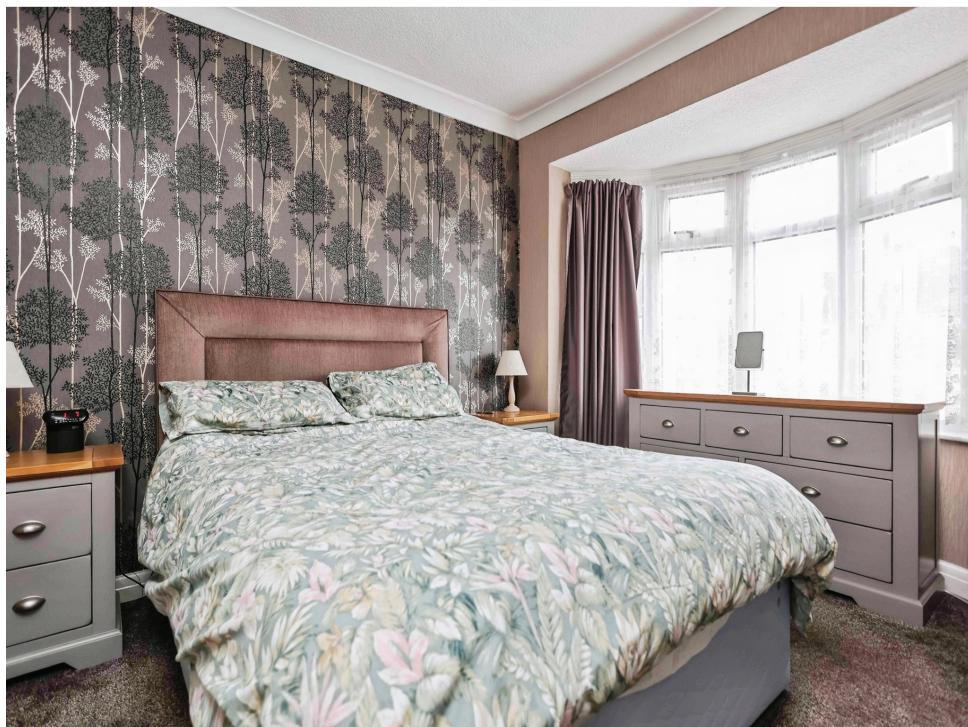
## Bathroom

Having bath with shower over, double glazed window to rear, wash hand basin and low level WC and wall mounted radiator.

## Rear Garden

Having split level garden, with decking and lawn the rear garden also has the benefit of a summer house to the rear with 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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD312461](http://connells.co.uk/Property/OLD312461)**



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