



Connells

Barnford Crescent
Oldbury



Property Description

THIS STUNNING FOUR BEDROOM SEMI DETACHED PROPERTY LOCATED IN THE CATCHMENT AREA FOR THE Q3 ACADEMY, IS PERFECT FOR A FAMILY HOME. WITH ITS READY TO MOVE IN FEEL THERES IS NOTHING NOT TOO LOVE!

To the front of the property is a large driveway for multiple cars. To the ground floor there is two reception rooms, one featuring a bay window and the other with double glazed patio doors to the rear. there is also a kitchen, utility, downstairs bedroom and wet room.

The first floor of the property comprises of three bedrooms and a family bathroom.

The rear of the property offers a beautifully maintained garden with a patio area perfect for entertaining and outdoor living.

This property is located in a sought after area close to local schools and amenities and Barnford park, perfect for families and walks. There are transport links close by and the M5 too so perfect for commuting. In this popular area of Oldbury you must be quick! CALL THE SALES TEAM TODAY ON 0121-552-2671.

Entrance Hall

Having door to the front, stairs to first floor, wall mounted radiator and doors to;

Lounge

11' 11" Plus Bay x 11' 6" (3.63m Plus Bay x 3.51m)

Having double glazed patio doors to rear garden and wall mounted radiator.

Dining Room

11' 5" Plus Bay x 11' 5" (3.48m Plus Bay x 3.48m)

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

Utility Room

16' 6" x 4' 6" (5.03m x 1.37m)

Having base units, door to the rear, and plumbing for washing machine.

Kitchen

8' 4" x 8' 3" (2.54m x 2.51m)

Having wall and base units, breakfast bar worktop, sink/drain, Double glazed window to the rear and door to the utility.

En-Suit

Wet room, having low level WC and shower.

Bedroom 1

9' 9" x 6' 5" (2.97m x 1.96m)

Having double glazed window to the front, wall mounted radiator and door to en-suite.

Bedroom 2

11' 5" Plus Bay x 11' 5" (3.48m Plus Bay x 3.48m)

Double glazed bay window to the front, wall mounted radiator.

Bedroom 4

7' 11" x 5' 11" (2.41m x 1.80m)

Double glazed window to the front and wall mounted radiator.

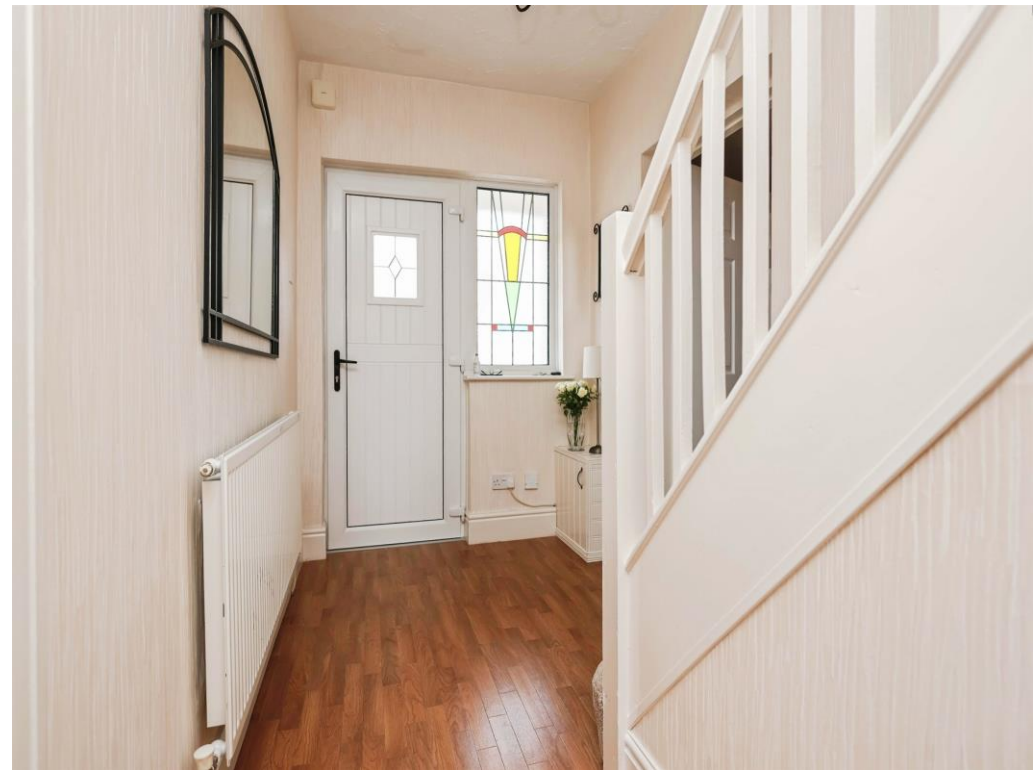
Bedroom 3

11' 11" x 11' 6" (3.63m x 3.51m)

Double glazed window to the rear, wall mounted radiator.

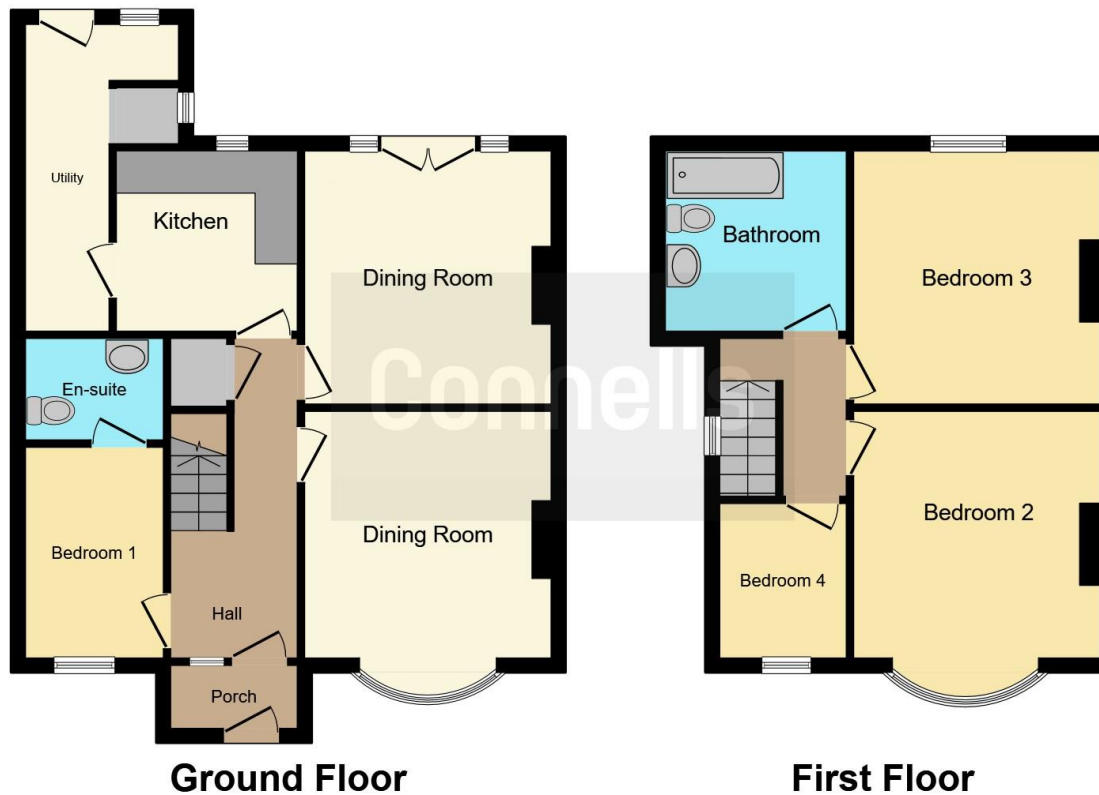
Bathroom

Having a low level WC, Bath with mixer tap, wash hand basin, wall mounted radiator and double glazed window.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/OLD312552



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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