



# Ashwood Close OLDBURY B69 4SD

for sale  
**£140,000**



## Property Description

**\*\*PRIME REAL ESTATE FOR ANY FIRST TIME BUYER OR INVESTOR LOOKING FOR THE IDEAL PROPERTY TO GET ONTO THE PROPERTY LADDER\*\***

Internally the property comprises of: two bedrooms, Open plan kitchen/living and bathroom.

Externally the property comprises of Garage offering additional storage & space.

This property is set within a popular location of OLDBURY and is within close proximity to local amenities and public transport links. Call the sales team TODAY to avoid disappointment and arrange a VIEWING.

## Entrance Hall

Door to front, panel heater and doors leading to:

## Open Plan Kitchen/ Living

17' 8" max x 17' 6" max ( 5.38m max x 5.33m max )

Front & rear facing double glazed window, panel heater.

## Kitchen Area

an array of wall and base units, electric oven/hob with cooker hood over, sink/drainage integrated into roll top work surface.

## Landing

Rear facing window, airing cupboard, loft hatch and storage cupboard.

## Bedroom One

10' 11" x 10' 7" ( 3.33m x 3.23m )

Front & side facing double glazed window with panel heater.

## Bedroom Two

10' 11" x 10' max ( 3.33m x 3.05m max )

Front facing double glazed window with panel heater.

## Bathroom

Fully fitted bathroom comprising of, bath with mixer taps, wash hand basin, low level WC, rear facing window and panel heater.

## Garage

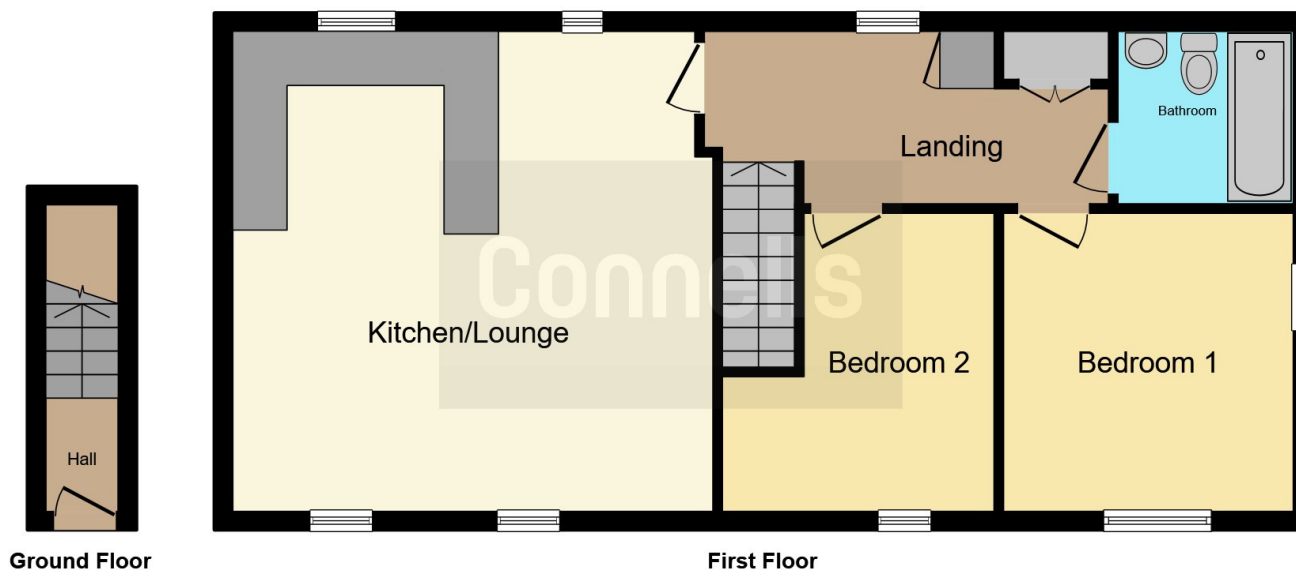
18' 6" x 8' 2" Plus Recess ( 5.64m x 2.49m Plus Recess )

offering the added advantage of additional storage this garage space has an up & over door with lighting & power.









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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70-76 Birmingham Street  
 OLDBURY B69 4EB

EPC Rating: D    Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/OLD312775](http://connells.co.uk/Property/OLD312775)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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