



**Connells**

Titford Road  
OLDBURY





## Property Description

A THREE BEDROOM modern semi detached property situated in popular location with GOOD transport links. Having lounge, dining room, kitchen, ground floor wet room, family bathroom, off road parking and rear garden. Double glazing and central heating where specified. \*VIEWING IS ADVISED\*

### Entrance Hall

Double glazed doors to front, stairs to upper floor and wall mounted radiator.

### Wet Room

Walk in shower, Wash hand basin and wall mounted radiator.

### Lounge

14' 5" max x 11' plus recess ( 4.39m max x 3.35m plus recess )

Double glazed patio doors to rear and wall mounted radiator.

### Dining Room

16' 8" x 7' 6" ( 5.08m x 2.29m )

Having double glazed window and wall mounted radiator.

### Kitchen

8' 10" x 6' 5" ( 2.69m x 1.96m )

Wall and base units, front double glazed window, plumbing for washing machine, gas cooker point & cooker hood and wall mounted

radiator.

### Landing

Airing cupboard with GCH boiler, doors leading to various rooms.

### Bedroom One

12' 5" max x 7' 10" ( 3.78m max x 2.39m )

Front double glazed window and wall mounted radiator.

### Bedroom Two

11' x 7' 9" ( 3.35m x 2.36m )

Rear double glazed window, storage cupboard and wall mounted radiator.

### Bedroom Three

8' 1" x 6' 9" ( 2.46m x 2.06m )

Rear facing window ,loft access and wall mounted radiator.

### Bathroom

Bath, wash hand basin, low level WC, front facing window and wall mounted radiator.

### Store Room

### Rear Garden













EPC Rating: Awaited  
Council Tax Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/OLD312839](https://connells.co.uk/Property/OLD312839)

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](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: OLD312839 - 0003