



Connells

Heron Road
OLDBURY



Property Description

This THREE bedroom home benefits from space, good sized bedrooms and an ideal location. Perfect for First time buyers and investors.

The property features a bright, open, welcoming lounge/dining area, providing an ideal space for relaxing or entertaining. The kitchen offers ample storage and worktop space with direct access to the rear garden. There is also a downstairs w/c.

To the first floor this home benefits from three well-proportioned bedrooms. The family shower room is fitted with a modern suite.

Externally the property benefits from a front garden along with a private low-maintenance rear garden, perfect for outdoor dining and leisure throughout the summer months.

This home is well positioned for local amenities, schools and transport links.

Early viewing is highly recommended. Call TODAY on 0121-552-2671 to arrange your viewing

Entrance Hall

Door to front storage cupboard and wall mounted radiator.

Lounge

23' 3" max x 11' 1" max (7.09m max x 3.38m max)

Double glazed window to front and rear, wall

mounted radiator x 2

W/C

Wash hand basin, low level WC and wall mounted radiator.

Kitchen

10' 7" max x 8' 5" (3.23m max x 2.57m)

Wall and base units, sink/drainer integrated work surface, double glazed window to rear, gas cooker point.

Landing

Airing cupboard and loft access.

Bedroom One

12' 7" x 10' 6" (3.84m x 3.20m)

Double glazed window to front and wall mounted radiator.

Bedroom Two

10' 6" x 10' 6" (3.20m x 3.20m)

Double glazed window to rear and wall mounted radiator.

Bedroom Three

8' 9" x 7' 4" (2.67m x 2.24m)

Double glazed window and wall mounted radiator.

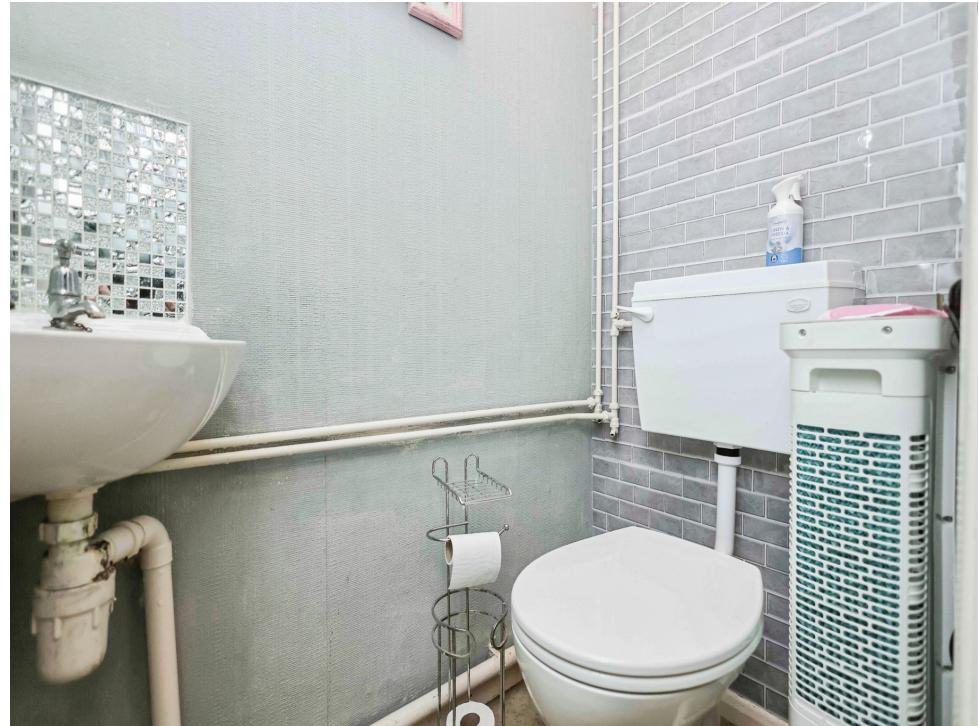
Bathroom

Double shower, wash hand basin, low level WC, double glazed window, storage cupboard housing the GCH boiler.

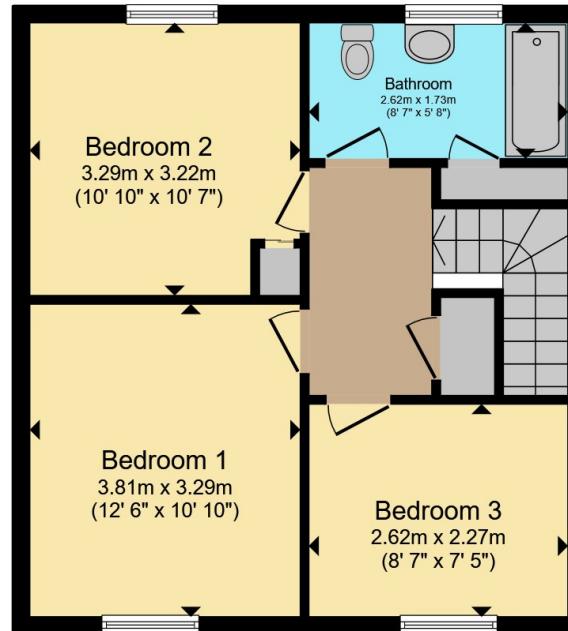
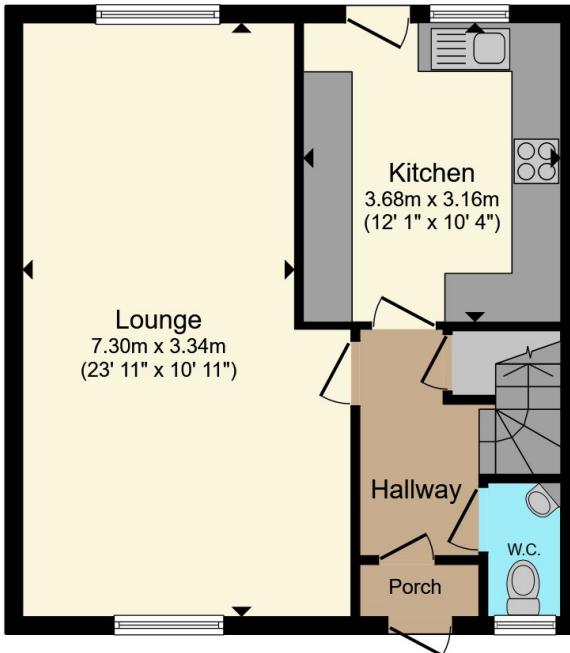
Rear Garden

Slabbed area, single gate leading to the parking space.









Total floor area 96.2 m² (1,035 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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70-76 Birmingham Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/OLD312765



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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