



Connells

Bredon Road  
Oldbury



Bredon Road  
Oldbury B69 1EP

for sale offers in the region of  
**£250,000**



## Property Description

A beautifully presented semi detached property located within close proximity of the M5 motorway & Sandwell & Dudley train station. The perfect home for first time buyers or those looking for a home ready to move in to. Call Connells now to book your viewing 0121 552 2671!

Inside comprises of entrance hall, lounge area, 2nd reception room, modern fitted kitchen diner, downstairs WC, utility room, three good sized bedrooms & Family bathroom.

## Front Garden

Having back paved drive for multiple cars.

## Entrance Hall

Having composite door to front, stairs to first floor and wall mounted radiator.

## Cloakroom

Having double glazed window and low level WC.

## Lounge

13' 5" max x 12' ( 4.09m max x 3.66m )  
Having front double glazed window and wall mounted radiator.

## Second Reception Room

11' 8" max x 8' 9" ( 3.56m max x 2.67m )  
Having french doors to the rear.

## Kitchen

18' 3" x 9' 5" ( 5.56m x 2.87m )  
Having a range of wall and base units, breakfast bar, sink/drainer integrated into work surface, electric oven and hob, integrated dishwasher, side door and wall mounted radiator.

## Utility Room

7' 9" x 7' 3" plus recess ( 2.36m x 2.21m plus recess )  
A range of wall & base units to include Sink/drainer and plumbing for washing machine.

## Landing

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

## Bedroom One

12' x 11' 9" max ( 3.66m x 3.58m max )  
Having front double glazed window and wall mounted radiator.

## Bedroom Two

11' 7" max x 9' 5" ( 3.53m max x 2.87m )  
Having rear double glazed window and wall mounted radiator.

### Bedroom Three

8' 10" x 7' 8" max ( 2.69m x 2.34m max )

Having front double glazed window and wall mounted radiator.

### Bathroom

Having bath with shower over, wash hand basin, low level WC and rear facing double glazed window.

### Rear Garden

Having a patio with further lawn area with fence surrounds.













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

**T 0121 552 2671**  
**E [oldbury@connells.co.uk](mailto:oldbury@connells.co.uk)**

70-76 Birmingham Street  
 OLDBURY B69 4EB

EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/OLD312497](http://connells.co.uk/Property/OLD312497)



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

Property Ref: OLD312497 - 0004