

for sale

£260,000 Freehold



Wolverhampton Road Oldbury B68 0LH

- Energy Rating: D
- THREE BEDROOMS
- GARAGE
- UTILITY ROOM
- TWO RECEPTION ROOMS



Property Details

Approach

A tarmacked driveway leads to the garage, with steps rising to the front door. The landscaped front garden adds a welcoming touch to the entrance.

Ground Floor

Entrance Hall

Entered via a porch with a light point, the hall features stairs rising to the first floor, under-stairs storage, a ceiling light point, and a radiator.

Living Room

A bright space featuring a front-aspect double-glazed bay window, a charming feature fireplace, ceiling light point, carpeted flooring, and a radiator.

Dining Room

Double-glazed patio doors open to the rear garden, with a ceiling light point, carpeted flooring, and a radiator completing the space.

Kitchen

Fitted with a range of wall and base units, the kitchen includes a rear-aspect double-glazed window, sink with drainer and mixer tap, cooker hood extractor, tiled walls, linoleum flooring, and a ceiling light point.

Utility Room

With plumbing for a washing machine and space for additional appliances, this room features linoleum flooring, a ceiling light point, and stairs rising to the study. A door provides access to the rear garden, along with an internal door leading to the downstairs shower room.

Shower Room

Includes an obscured rear-aspect window, shower cubicle, hand wash basin, W.C., ceiling light point, and a radiator.

Garage

A secure, integrated garage offering ample space for vehicle storage or additional utility use, with direct access from the driveway.

Garden

With mature trees and shrubs and a patio area, ideal for outdoor dining and relaxation. Enclosed for privacy, with access from both the dining room and utility room.

First Floor

Bedroom One

A spacious and comfortable room featuring ample space for a double bed and furnishings. Includes a ceiling light point, radiator, and built-in storage, offering both comfort and practicality.

Bedroom Two

Features include a ceiling light point, radiator, and space for a bed and storage.

Bedroom Three

Features include a ceiling light point, radiator, and space for a bed and storage.

Bathroom

A well-appointed space featuring a bath with overhead shower, hand wash basin, tiled walls, ceiling light point, and a radiator—designed for comfort and functionality.

W.C.

Fitted with a W.C., hand wash basin, and a ceiling light point.

Study

A quiet and versatile space accessed via stairs from the utility room, ideal for home working or hobbies. Includes a ceiling light point and storage space.





To view this property please contact Connells on

T 0121 420 3611
E bearwood@connells.co.uk

122-123 Poplar Road Bearwood
 SMETHWICK B66 4AP

Property Ref: BEA312073 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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

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 | www.rightmove.co.uk | www.zoopla.co.uk