



Connells

Newbury Lane
Oldbury



Property Description

Situated on the popular Newbury Lane, this beautifully fully renovated home offers exceptional modern living with high-quality finishes throughout.

The property boasts a large rear extension, creating a spacious and light-filled open-plan living area-perfect for both everyday family life and entertaining. At the heart of the home is a stunning contemporary kitchen, thoughtfully designed with sleek units and ample workspace.

Bi-fold doors open seamlessly onto a landscaped rear garden, blending indoor and outdoor living and providing an ideal space for relaxing or hosting guests.

Additional benefits include underfloor heating throughout the ground floor, ensuring comfort and efficiency all year round.

Ideally located, the property offers excellent connectivity, being just a short distance from the M5 motorway and within easy reach of Sandwell & Dudley train station, making it perfect for commuters.

This is a fantastic opportunity to acquire a stylish, move-in-ready home in a convenient and well-connected location.

Entrance Hall

Door to front, stairs to upper floor, wall mounted radiator and doors leading to:

Cloakroom

Wash hand basin, low level WC.

Lounge/Kitchen Area

20' 6" x 17' 10" (6.25m x 5.44m)

Front double glazed window and two wall mounted radiators.

Kitchen

Beautifully presented kitchen comprising of: wall and base units, sink/drainer integrated into work surface, door to side, plumbing for washing machine, space for fridge/freezer and large island to the centre enabling stools for breakfast bar facilities.

Utility Room

13' x 6' 8" (3.96m x 2.03m)

Study

7' 11" x 7' 5" (2.41m x 2.26m)

Landing

Doors to various rooms:

Bedroom One

11' 2" x 8' 10" (3.40m x 2.69m)

Rear facing window and wall mounted radiator.

Bedroom Two

8' 11" x 8' 10" (2.72m x 2.69m)

French double doors to the rear and wall mounted radiator.

Bedroom Three

8' 7" x 7' 8" (2.62m x 2.34m)

Bathroom

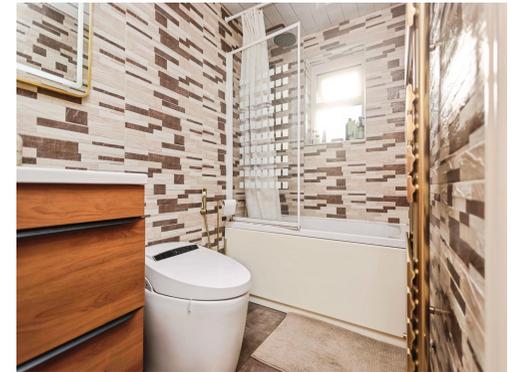
Shower cubicle, wash and basin, low level WC, side window and wall mounted radiator.

Rear Garden

Very well presented rear garden, patio area with grass area and fence boundaries.

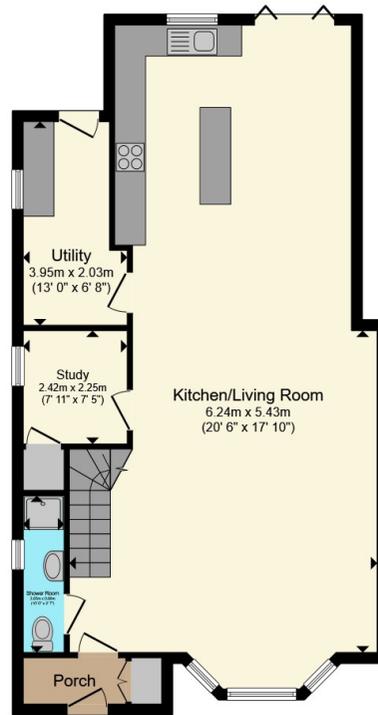
Front Of The Property

Large driveway for multiple cars.

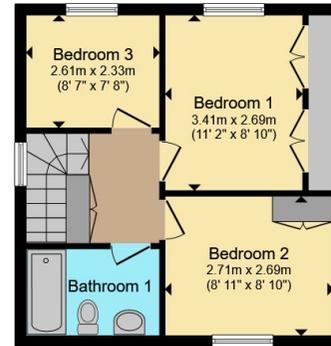








Ground Floor



First Floor

Total floor area 119.2 m² (1,283 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



To view this property please contact Connells on

T 0121 552 2671
E oldbury@connells.co.uk

70-76 Birmingham Street
 OLDBURY B69 4EB

EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/OLD312860



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

Property Ref: OLD312860 - 0003