



Connells

Vernon Road  
OLDBURY



### Property Description

A Beautifully Presented Two Bedroom Mid Terrace Family Home. The property is within walking distance to Langley Train Station briefly comprising One Large Reception Room, Fitted Kitchen, Two Bedrooms and Upstairs Family Bathroom.

### Second Reception Room

11' 2" x 10' 6" ( 3.40m x 3.20m )

### Lounge

12' 5" x 11' 2" ( 3.78m x 3.40m )

### Kitchen

8' 3" x 5' 7" ( 2.51m x 1.70m )

### Bedroom One

11' 2" max x 11' 1" max ( 3.40m max x 3.38m max )

### Bedroom Two

11' 10" max x 9' 11" max ( 3.61m max x 3.02m max )

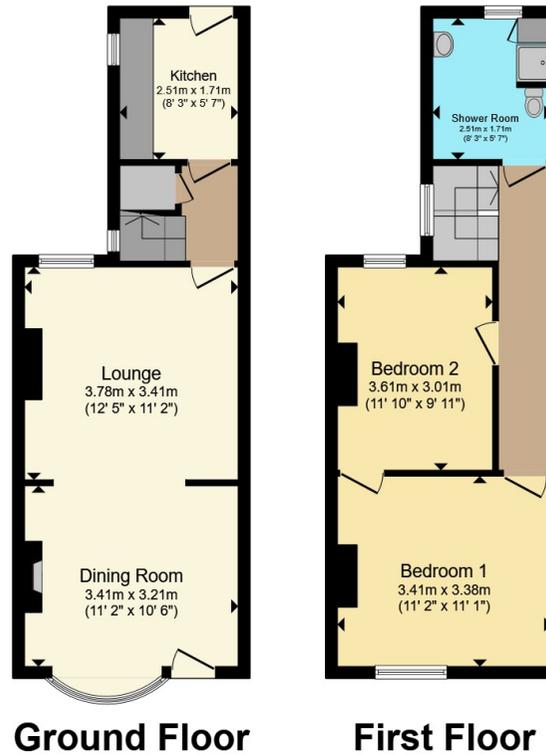
### Bathroom

### Rear Garden









Total floor area 73.6 m<sup>2</sup> (792 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](http://www.propertybox.io)



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: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD310032](http://connells.co.uk/Property/OLD310032)**



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: OLD310032 - 0003