



**Connells**

Brookfields Road  
OLDBURY



## Property Description

Situated in a popular residential area of Oldbury, this recently renovated property offers a fantastic opportunity for first-time buyers or investors alike. Offered with no upward chain, the home is ready for immediate occupation, making for a smooth and hassle-free purchase.

The property has been thoughtfully updated throughout, providing a fresh and modern living space while retaining a warm and welcoming feel. With well-proportioned rooms and plenty of natural light, it's ideal for those looking to step onto the property ladder.

Conveniently located close to local amenities, transport links, and within the sought-after catchment area for Q3 Academy, this home is perfectly positioned for families and commuters.

## Porch

UPVC construction door to front & door to entrance hall.

## Entrance Hall

Door to front, stairs to upper floor and doors leading to:

## Utility/Boiler Room

Plumbing for washing machine.

## Lounge

14' 11" x 10' 10" ( 4.55m x 3.30m )

Double glazed window to front.

## Kitchen

12' 4" x 11' 4" ( 3.76m x 3.45m )

Wall & base units, sink/drainer double glazed window overlooking the rear garden. Large pantry cupboard great for additional storage, built in dishwasher, oven/hob and wall mounted radiator.

## Landing

Doors leading to various rooms:

## Bedroom One

12' 1" max x 8' 10" ( 3.68m max x 2.69m )

Double glazed window to front.

## Bedroom Two

10' 4" max x 10' 1" ( 3.15m max x 3.07m )

Double glazed window to rear.

## Bedroom Three

9' x 8' 4" ( 2.74m x 2.54m )

Double glazed window to front.

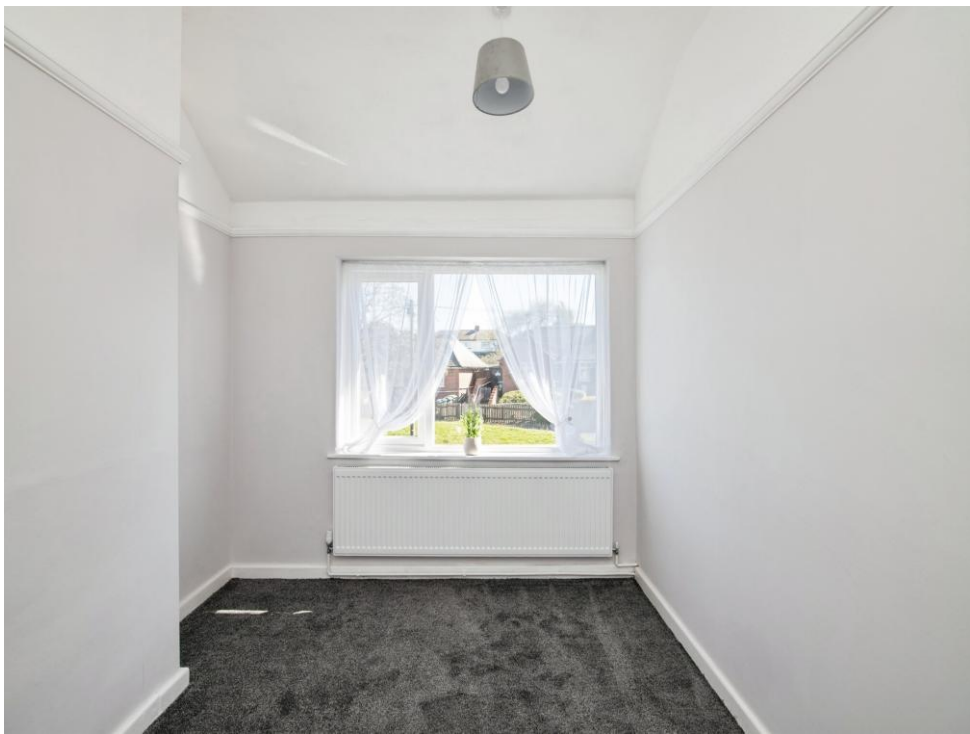
## Bathroom

Bath, wash hand basin and low level WC.

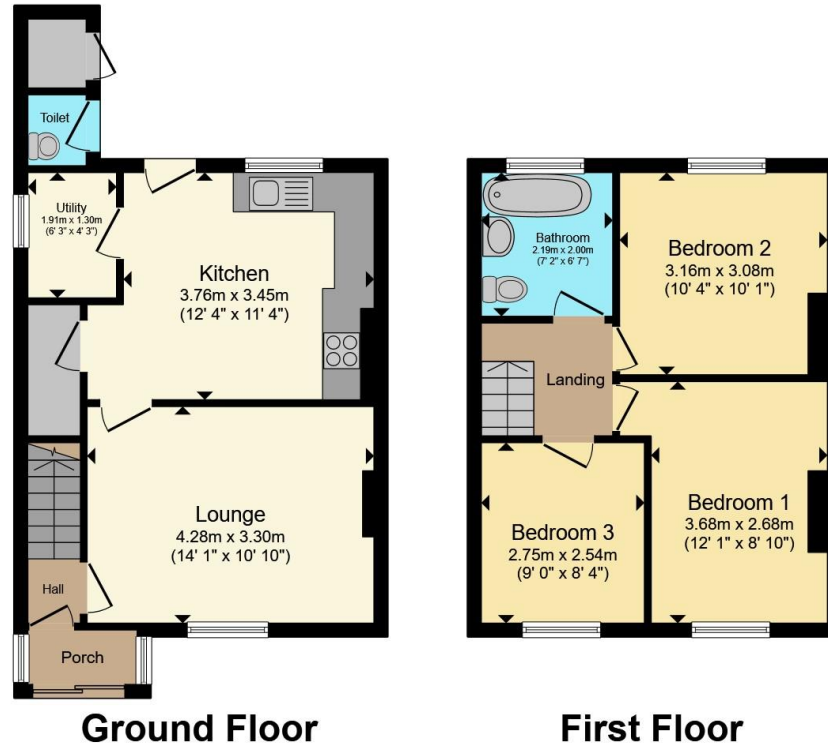
## Rear Garden

Small patio area and path leading down centre of the garden, lawn either side of the path and fence boundaries.









Total floor area 75.8 m<sup>2</sup> (816 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)



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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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