



**Connells**

Basons Lane  
OLDBURY



## Property Description

A 4 Bedroom Semi Detached Property Having Porch, Hallway, Lounge, Dining Room, Study Area, Kitchen, Downstairs Bathroom, 4 Bedrooms, Upstairs WC, Double Glazing Where Specified, Gas Central Heating Where Specified, Rear Garden, Out-House.

### Entrance Hall

Door to front, panel heater, stairs to upper floor.

### Lounge

28' 5" x 11' 11" ( 8.66m x 3.63m )

Front double glazed window, french doors and two wall mounted radiators.

### Sitting Room

8' 11" x 7' 11" ( 2.72m x 2.41m )

Wall mounted radiator.

### Reception Room Three

18' 2" x 9' 10" ( 5.54m x 3.00m )

Side facing double glazed window and two wall mounted radiator.

### Kitchen

14' 4" x 9' 8" ( 4.37m x 2.95m )

An array of wall and base units, sink/drainer integrated into roll top work surfaces, GCH boiler, gas hob and electric oven with cooker hood over.

### Conservatory

16' 7" x 9' 5" max ( 5.05m x 2.87m max )

Front facing double glazed window and wall mounted radiator.

### Bathroom

Bath with shower over, wash hand basin, low level WC, wall mounted radiator and side window.

### Landing

Doors leading to various rooms:

### Bedroom One

14' x 12' 3" max ( 4.27m x 3.73m max )

Wall mounted radiator and rear facing window.

### Bedroom Two

13' 10" x 10' ( 4.22m x 3.05m )

Two front facing window and wall mounted radiator.

### Bedroom Three

11' x 6' 7" ( 3.35m x 2.01m )

Front facing window and wall mounted radiator.

### Bedroom Four

8' 10" x 8' ( 2.69m x 2.44m )

Side facing window and wall mounted radiator.

## W.C

Wash hand basin and low level WC.

## Loft Space

18' max x 18' 2" ( 5.49m max x 5.54m )

Skylight, fully boarded with power and lighting.

## Rear Garden

Large patio area with a further lawned area with mature shrubbery and trees surround. The garden has two cherry trees, two fig trees and apple tree and a walnut tree.

## Store Room

18' 6" x 14' 5" ( 5.64m x 4.39m )

Benefiting from power and lighting.









Total floor area 147.0 m<sup>2</sup> (1,582 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: D Council Tax Band: B

Tenure: Freehold

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Property Ref: OLD312854 - 0007