

Connells

Birchfield Lane
Oldbury

Birchfield Lane
Oldbury B69 1AF

for sale
£450,000







Property Description

Thoughtfully extended and beautifully maintained throughout, this impressive five-double-bedroom semi detached family home offers exceptional living space in a highly convenient location on Birchfield Lane, Oldbury. Benefiting from upgraded gas and water mains, the property is perfectly positioned within easy reach of Rowley Regis and Sandwell & Dudley train stations, as well as M5 Junction 2, making it ideal for commuters.

The accommodation briefly comprises a welcoming entrance hall leading to three versatile reception rooms, providing ample space for family living, entertaining, or a home office. The heart of the home is a modern fitted kitchen, complemented by a stylish downstairs shower room.

To the rear, the property boasts a stunning conservatory with an upgraded insulated roof and bi-fold doors, creating a bright and inviting space that seamlessly opens onto the garden.

Upstairs, you'll find five generously sized double bedrooms and a contemporary family shower room, offering comfortable accommodation for a growing family.

Externally, the property continues to impress with a garage featuring an electric roller shutter door, a spacious driveway providing off-road parking, and a beautifully landscaped rear garden. The garden is a true highlight, featuring a tranquil koi carp pond, a well-maintained lawn, and an attractive pergola seating area-perfect for relaxing or entertaining outdoors.

Entrance Hall

Solid oak door, under stairs cupboard, radiator.

Lounge

15' 10" x 10' 11" (4.83m x 3.33m)

Double glazed window to the front, radiator.

Front Dining Room

11' 4" x 10' 6" (3.45m x 3.20m)

Double glazed window to the front, radiator.

Rear Dining Room

12' 11" x 11' (3.94m x 3.35m)

Double glazed window to the rear, radiator.

Kitchen

11' 8" x 9' 10" (3.56m x 3.00m)

Modern fitted kitchen with a range of wall & base units to include work surfaces over, sink drainer, two integrated electric ovens, gas hob, cooker hood, space for American fridge freezer, double glazed window to the rear.

Conservatory

19' 8" x 9' 2" (5.99m x 2.79m)

Bi- fold door leading to rear garden, sky light.

Downstairs Shower Room

Suite to comprise shower cubicle with steam radio, wash hand basin, low level wc, towel

rail, double glazed window to the side.

Bedroom One

17' 2" x 11' (5.23m x 3.35m)

Double glazed window to the rear, radiator.

Bedroom Two

11' 3" x 10' 10" (3.43m x 3.30m)

Double glazed window to the front, radiator.

Bedroom Three

11' 11" x 9' 6" (3.63m x 2.90m)

Double glazed window to the rear, radiator.

Bedroom Four

10' 10" x 9' 6" (3.30m x 2.90m)

Double glazed french doors to the rear with Juliet balcony, radiator.

Bedroom Five

10' 6" x 9' 10" (3.20m x 3.00m)

Double glazed window to the front, radiator.

Rear Garden

Beautifully landscaped with pergola, lawn area, Koi carp pool, three electric points, shed with power, log store, greenhouse,

Garage

17' 3" x 10' 5" (5.26m x 3.17m)

Electric shutter door, power lighting, plumbing for washing machine, sink drainer.

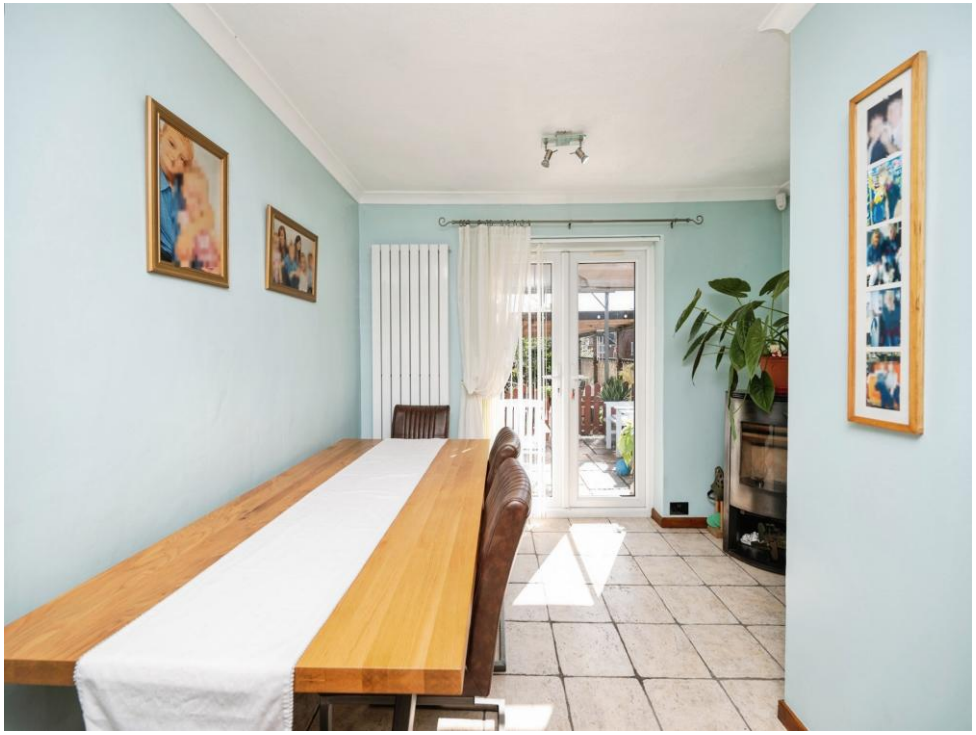






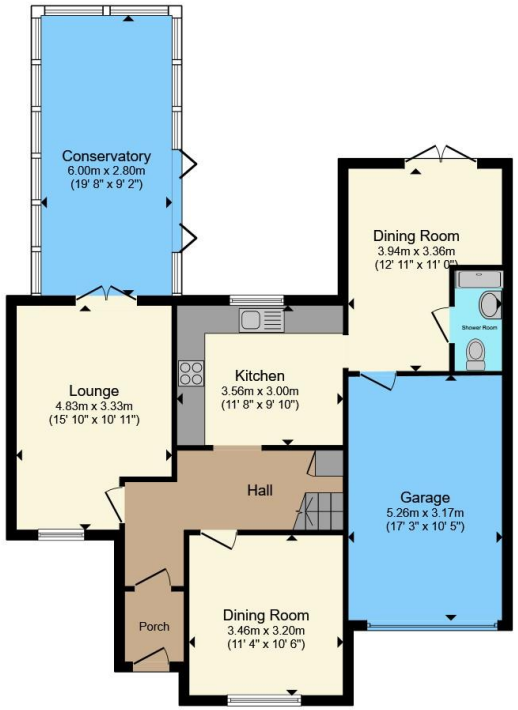









TAYLOR SWIFT
THE ERAS TOUR



Ground Floor



First Floor

Total floor area 175.5 m² (1,889 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

Connells

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70-76 Birmingham Street
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EPC Rating: C

Council Tax Band: B

Tenure: Freehold

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