



**Kenelm Road, Oldbury B68 8PF**

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## **Kenelm Road, Oldbury**

**\*\*\*THREE-BEDROOM SEMI-DETACHED HOME\*\*\*NEAR TO LOCAL SCHOOLS, AMENITIES, AND TRANSPORT LINKS\*\*\*EXTENDED KITCHEN TO THE REAR\*\*\*TWO RECEPTION ROOMS\*\*\*PRIVATE REAR GARDEN\*\*\*UPSTAIRS FAMILY BATHROOM\*\*\*DRIVEWAY TO FRONT\*\*\***

### **Agent Note**

This property is council tax band B.  
New boiler 2 years ago.

### **Entrance Porch**

Double glazed door to front and windows to front & side, front door into entrance hall.

### **Entrance Hall**

Double glazed window to side, stairs to first floor, doors to lounge and reception room, lino flooring, ceiling light connection.

### **Lounge**

12' 6" x 11' 4" ( 3.81m x 3.45m )  
Double glazed window to front, ceiling light connection, central heating radiator with radiator cover, lino flooring.

### **Reception Room**

18' 8" x 12' 6" ( 5.69m x 3.81m )  
Double glazed window to side, central heating radiator, lino flooring, ceiling light connection, built in cupboard, access to kitchen/dining room.

### **Kitchen/Dining Room**

17' 9" x 13' ( 5.41m x 3.96m )  
Double glazed window & door to rear, tall radiator, lino flooring, ceiling light connection & spotlights, glass doors to reception room, space for table & chairs, built on oven & grill in tall unit, built in gas hob & extractor over, plumbing for washing machine and space for tumble dryer, sink & drainer with mixer tap, range of wall & base units with drawers and worktops over, tiles to splash-prone areas, space for American fridge freezer.

### **Landing**

Doors to all three bedrooms and bathroom.

### **Bedroom 1**

12' 6" Excluding built in wardrobe. x 12' 6" ( 3.81m Excluding built in wardrobe. x 3.81m )  
Double glazed window to front, central heating radiator, lino flooring, ceiling light connection.

### **Bedroom 2**

11' 10" x 9' 10" ( 3.61m x 3.00m )  
Double glazed window to rear, central heating radiator, lino flooring, ceiling light connection.

### **Bedroom 3**

8' 2" x 8' 2" ( 2.49m x 2.49m )  
Double glazed window to front, central heating radiator, ceiling light connection.

### **Bathroom**

7' 10" x 5' 7" ( 2.39m x 1.70m )  
Double glazed frosted window to side, heated ladder radiator, tiled flooring & to splash-prone areas of walls, ceiling light connection, corner Jacuzzi bath with mixer tap & shower attachment, wash hand basin with hot & cold taps, low level flush w/c.

### **Front Garden**

Graveled front garden, steps up to porch, driveway to side, side gate for access to rear garden.

### **Rear Garden**

Mainly laid to lawn, path up middle of lawn, patio area, fully fenced for privacy, wooden garden room on brick built base & built in shed. (currently used for hot tub).

### **Parking**

Driveway.





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## Kenelm Road, Oldbury

- Extended Three-Bedroom Family Home
- Sought After Location in Oldbury
- Near to Local Schools, Amenities, and Transport Links
- Private Enclosed Rear Garden
- Two Reception Rooms

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£280,000**



Total floor area 110.9 m<sup>2</sup> (1,194 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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