



Connells

Shire Close  
Oldbury



## Property Description

Located in a quiet and highly desirable cul-de-sac in Oldbury, this beautifully presented home offers spacious, ready-to-move-into accommodation ideal for families and commuters alike.

The property is finished to a high standard throughout, with bright and well-proportioned living spaces that create a welcoming and practical environment for modern living. Every room has been carefully maintained, allowing buyers to settle in with ease.

A standout feature is the stunning rear garden - a private and attractive outdoor space perfect for entertaining, relaxing, or family enjoyment. It provides a wonderful extension of the home, ideal for year-round use.

The location is a major advantage, sitting within the catchment area for Q3 Academy and offering excellent transport links. The M5 motorway is easily accessible, while Langley Green train station is nearby, making daily commuting simple and convenient.

Combining presentation, location, and lifestyle appeal, this is a fantastic opportunity to purchase a home in a sought-after residential setting. Early viewing is highly recommended.

## Entrance Hall

Composite door to side, two storage cupboards and wall mounted radiator.

## Cloakroom

Wash hand basin, low level WC and side facing window.

## Lounge

15' x 10' 11" max ( 4.57m x 3.33m max )

Front facing double glazed window, gas fire and wall mounted radiator.

## Dining Room

12' 5" into bay x 10' 10" ( 3.78m into bay x 3.30m )

Front facing bay window and wall mounted radiator.

## Kitchen

16' 3" x 6' 1" ( 4.95m x 1.85m )

Wall and base units, sink/drainer, gas cooker point with cooker hood over, plumbing for washing machine & dishwasher, GCH boiler, door to conservatory and wall mounted radiator.

## Utility Room

Space for kitchen appliances, wall and base units and rear facing window.

## Conservatory

14' 9" plus recess x 11' 1" max ( 4.50m plus recess x 3.38m max )

UPVC brick construction with composite door to side, french doors leading to rear garden and panel heater.

## Landing

Side facing window, loft access and doors leading to various rooms.

### **Bedroom One**

11' 6" x 10' 11" ( 3.51m x 3.33m )

Front facing window and wall mounted radiator.

### **Bedroom Two**

11' 6" x 10' 11" max ( 3.51m x 3.33m max )

Front facing window and wall mounted radiator.

### **Bedroom Three**

10' x 9' 2" ( 3.05m x 2.79m )

Rear facing window and wall mounted radiator.

### **Bathroom**

Bath with shower over, wash hand basin/vanity unit, rear facing window and low level WC.

### **Rear Garden**

Patio, lawn area with mature shrubbery and pond area with fence boundaries.

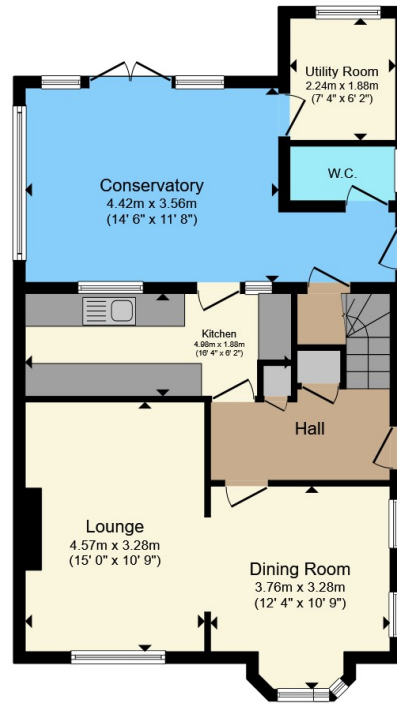
### **Garage**

Located opposite the property providing off road parking.

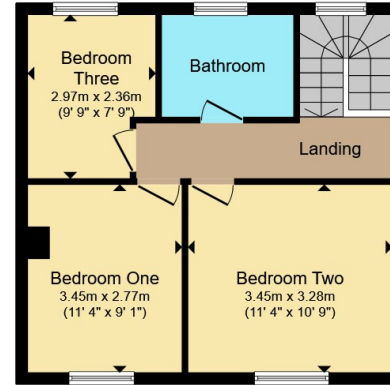








**Ground Floor**



**First Floor**

Total floor area 116.1 m<sup>2</sup> (1,250 sq.ft.) approx

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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

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