



Connells

Hill Top Road
OLDBURY



Property Description

situated in a popular residential area of Oldbury, this well presented two-bedroom property on Hill Top Road offers comfortable and practical living, ideal for first time buyers, small families and investors. This home has been beautifully maintained throughout offering a welcoming 'homely' feel.

To the ground floor you enter into a porch with storage to your left. You then enter the lounge area and the kitchen follows off of this. To the first floor there are two generously sized bedrooms providing flexible living space and a modern shower room completing the layout.

To the rear of the property is a good sized garden with perfect space for entertaining and outdoor living throughout the warmer months.

The property is conveniently located close to local schools, amenities and transport links making it a practical choice for every day living. This is an excellent opportunity to acquire a well-maintained two-bedroom home.

Call us TODAY on 0121-552-2671 to arrange your viewing!

Entrance Porch

Door to front and storage cupboard.

Entrance Hall

Door to front & wall mounted radiator.

Lounge

12' 8" plus bay x 12' max (3.86m plus bay x 3.66m max)

Double glazed bay window to front, electric fire with surround, stairs to first floor and wall mounted radiator.

Kitchen

15' 8" max x 8' 3" (4.78m max x 2.51m)

Wall and base units, sink/drainer integrated into work surface, integrated gas cooker point and oven with ex. fan, double glazed window to rear, GCH boiler and door leading to the rear.

Landing

Loft access and doors leading to various rooms.

Bedroom One

15' 10" max x 10' 2" max (4.83m max x 3.10m max)

Double glazed window to front and wall mounted radiator.

Bedroom Two

10' 8" max x 9' 11" max (3.25m max x 3.02m max)

Two double glazed window to rear and wall mounted radiator.

Shower Room

Wash hand basin with vanity, low level WC, shower cubicle with shower, towel rail and double glazed window.

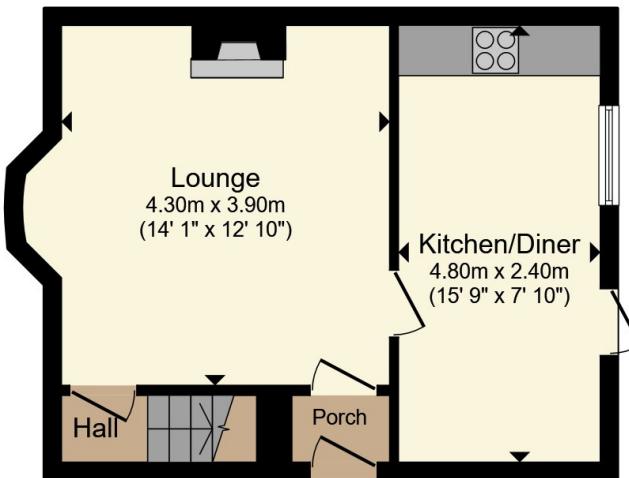
Rear Garden

Garden is split over two levels, large slabbed area of patio and further lawn area with fence boundaries.

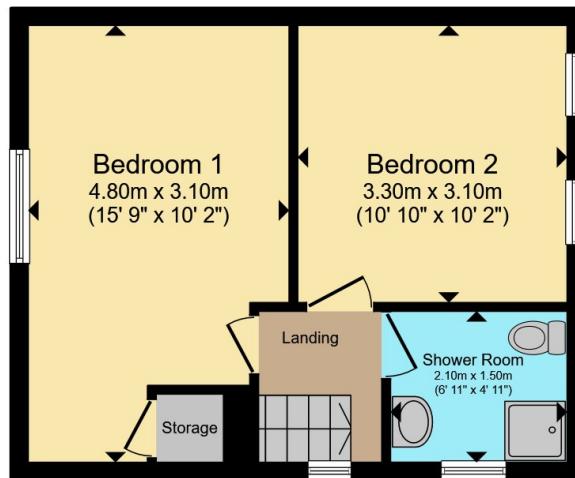








Ground Floor



First Floor

Total floor area 67.1 m² (722 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

To view this property please contact Connells on

T 0121 552 2671
E oldbury@connells.co.uk

70-76 Birmingham Street
 OLDBURY B69 4EB

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/OLD312858



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: OLD312858 - 0002