

for sale

offers in the region of **£185,000**



The Woodlands Oldbury B68 9BA

Prime Properties in Smethwick Discover this spacious two-bedroom first floor apartment on The Woodlands, proudly brought to you by Connells Bearwood. Perfect for first time buyers, commuters, or investors looking for a well-connected home in a popular location. Contact Us Today 0121 420 3611.

The Woodlands Oldbury B68 9BA

First Floor

Open Plan Kitchen/Lounge/Diner

5.79m x 5.18m
(19' 0" x 17' 0")

Features a stylish white fitted kitchen with integrated appliances, complemented by a striking marble-effect worktop, and overhead spotlights. A front-facing window alongside double doors allows an abundance of natural light to flood the space, creating a bright and airy atmosphere.

There is ample room for both living and dining furniture, making the space highly versatile for modern lifestyles. The room is finished with sleek grey laminate flooring and crisp white walls.

Bedroom One

4.57m x 3.05m
(15' 0" x 10' x 0")

Features a front facing double glazed window and ceiling light point above, decorated with white crisp walls and grey fitted carpets.

Bedroom Two

3.35m x 2.74m
(11' 0" x 9' 0")

Features a front facing double glazed window and ceiling light point above, decorated with white crisp walls and grey fitted carpets.

Bathroom

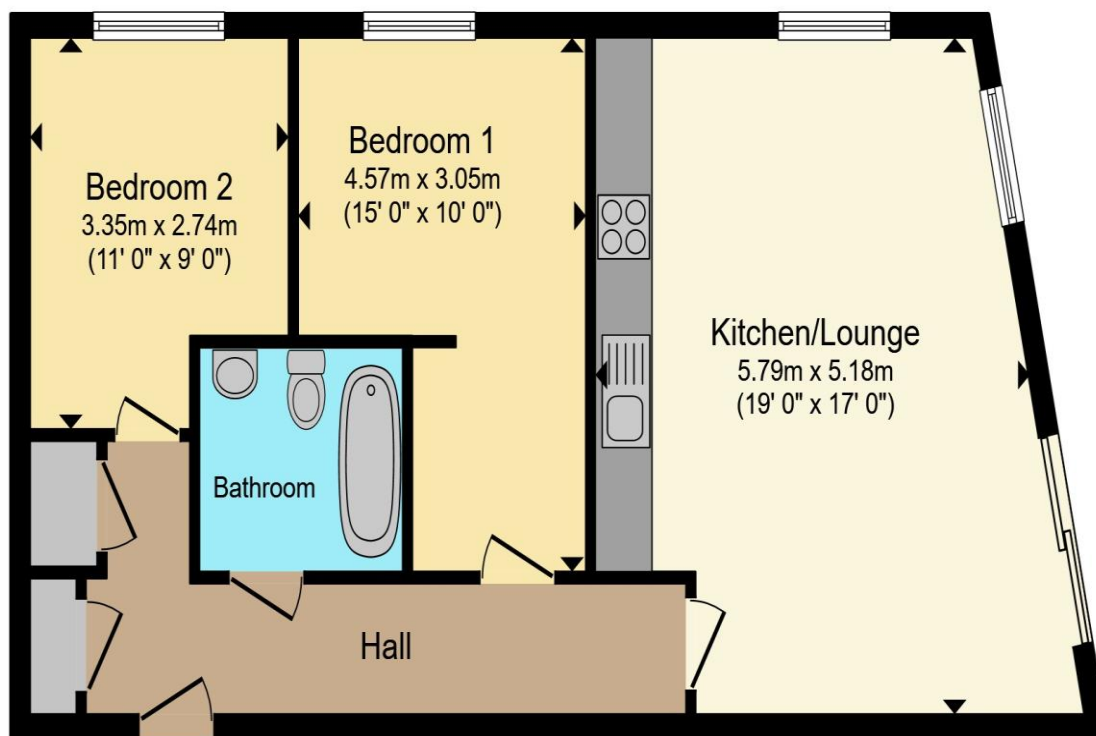
Features a modern standard, featuring a clean white suite comprising a pedestal wash basin, low-level WC, and a panelled bath with overhead shower and glass screen. With partially tiled neutral-toned tiles. Finished with light flooring and crisp white walls.

Agent Notes

Please note that an AML fee of £80 inc VAT is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 61.3 m² (659 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



To view this property please contact Connells on

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 SMETHWICK B66 4AP

Property Ref: BEA312983 - 0007

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1772.00

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/BEA312983

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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