



Connells

Leahouse Road
Oldbury



Property Description

A spacious three-bedroom family home situated on the popular Leahouse Road in Oldbury, offering excellent potential for first-time buyers and growing families alike. The property benefits from two generous reception rooms, a fitted kitchen, and three well-proportioned bedrooms providing ample living accommodation throughout.

Externally, the home boasts a large rear garden ideal for entertaining and family use, along with a garage located to the rear offering additional storage or secure parking. Conveniently positioned within close proximity to Langley Green railway station and easy access to Junction 2 of the M5 motorway, the property is perfectly placed for commuters travelling across the Midlands.

An excellent opportunity for first-time buyers seeking a well-located home with spacious accommodation and great transport links.

Entrance Hall

Door to side, stairs to upper floor and wall mounted radiator.

Cloakroom

GCH boiler and double glazed window to front.

Lounge

15' 9" max x 13' 9" max (4.80m max x 4.19m max)

Double glazed patio doors to the rear and gas fire with surround.

Dining Room

10' 11" x 10' 5" (3.33m x 3.17m)

Double glazed front facing window and wall mounted radiator.

Kitchen

16' 4" x 6' 3" (4.98m x 1.91m)

Wall and base units, sink/drain, double glazed window to side and door to the side elevation. Plumbing for washing machine and gas cooker point.

Landing

Double glazed window to side elevation and wall mounted radiator.

Bedroom One

12' 11" x 9' 5" (3.94m x 2.87m)

Double glazed front facing window and wall mounted radiator.

Bedroom Two

12' x 9' 5" (3.66m x 2.87m)

Double glazed rear facing window and wall mounted radiator.

Bedroom Three

10' x 7' 6" (3.05m x 2.29m)

Double glazed front facing window.

Bathroom

Bath with mixer taps, wash hand basin, low level WC, rear facing window and shower cubicle with shower.

Rear Garden

Outbuilding offering additional storage & low level WC facilities, lawn with gate to the rear for access & fence boundaries.

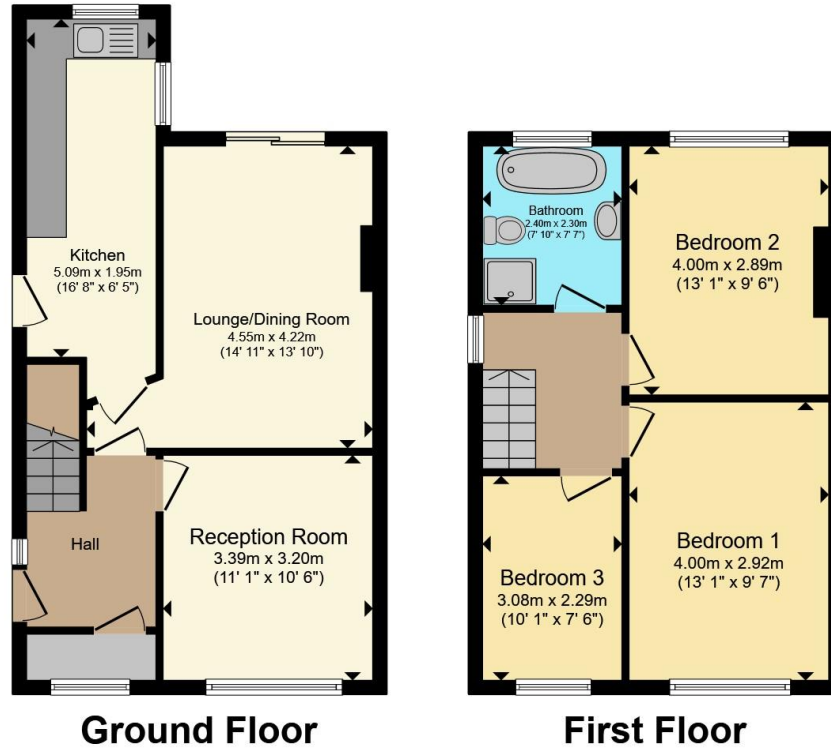
Garage

Two swing doors with power and lighting.









Total floor area 87.4 m² (940 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

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/OLD313228



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: OLD313228 - 0003