



Connells

Causeway Green Road
Oldbury



Property Description

This well-maintained property presents an excellent opportunity for first-time buyers, investors, and families alike. Situated in a convenient and sought-after location, the home benefits from excellent transport links, with Langley Green Railway Station and the M5 motorway network both within easy reach, making it ideal for commuters.

The property is positioned on a main bus route and is conveniently located close to a range of local amenities, supermarkets, schools, and everyday conveniences. Internally, the accommodation has been well cared for throughout, offering comfortable and practical living space ready for its next owner to enjoy.

Early viewing is highly recommended to appreciate the property's convenient location, well-presented condition, and excellent potential for both owner-occupiers and buy-to-let investors.

Lounge

11' 11" max x 11' 5" plus recess (3.63m max x 3.48m plus recess)

Composite entrance door, double glazed bay window to the front,

Second Reception Room

15' 5" max x 12' (4.70m max x 3.66m)

Double glazed window to the rear, storage cupboard, stairs to first floor.

Kitchen

16' 9" x 6' 8" (5.11m x 2.03m)

Fitted kitchen with a range of wall & base units to include work surfaces over, sink drainer, plumbing for washing machine, door to rear garden.

Bedroom One

12' max x 11' 1" (3.66m max x 3.38m)

Double glazed window to the front.

Bedroom Two

9' 2" x 9' max (2.79m x 2.74m max)

Double glazed window to the rear.

Loft Room

12' plus recess x 9' 8" (3.66m plus recess x 2.95m)

Sky light

Rear Garden

Patio area with lawn beyond

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Total floor area 99.3 m² (1,068 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

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70-76 Birmingham Street
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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/OLD313320



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.

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