



Connells

Kenelm Road
Oldbury

Kenelm Road
Oldbury B68 8PF

for sale offers over
£260,000



Property Description

Situated on the ever-popular Kenelm Road, this well-presented home offers an excellent opportunity for first-time buyers seeking a property in a highly desirable location.

The property has been thoughtfully extended to the rear, creating additional living space that is perfect for modern family life, whether for entertaining or relaxing.

One of the standout features is the generous rear garden, providing ample outdoor space for families, gardening enthusiasts, or those who simply enjoy spending time outside.

Ideally positioned, the property benefits from close proximity to well-regarded local schools, making it a practical choice for young families. Commuters will also appreciate the convenient access to the M5 motorway, as well as Langley Green train station, both offering excellent transport links.

Combining space, location, and potential, this home represents a fantastic opportunity to step onto the property ladder.

Entrance Hall

Door to front and wall mounted radiator.

Lounge

12' 6" x 11' 4" plus recess (3.81m x 3.45m plus recess)

Double glazed window to front and wall mounted radiator.

Dining Room

18' 8" max x 11' 10" plus recess (5.69m max x 3.61m plus recess)

Double glazed window to side, wall mounted radiator and storage cupboard.

Kitchen

13' plus recess x 17' 7" (3.96m plus recess x 5.36m)

Wall and base units, sink/drainer integrated into work surface, double glazed patio doors to the rear, double glazed window to the rear, integrated gas hob & oven and wall mounted radiator.

Landing

Double glazed window to side, loft access, wall mounted radiator and doors leading to various rooms:

Bedroom One

12' 3" x 10' 5" (3.73m x 3.17m)

Double glazed window to front, built in wardrobes and wall mounted radiator.

Bedroom Two

10' 5" x 9' 11" (3.17m x 3.02m)

Double glazed window to rear, built in wardrobes and wall mounted radiator.

Bedroom Three

8' 2" x 8' (2.49m x 2.44m)

Double glazed window to front and wall mounted radiator.

Bathroom

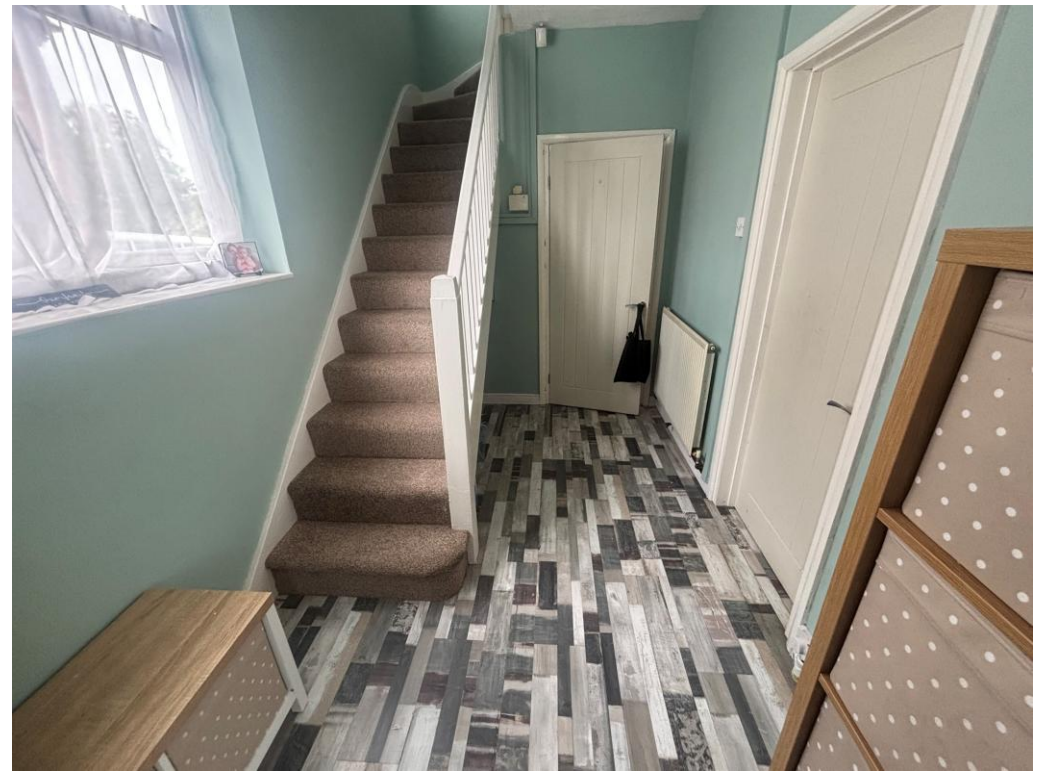
Bath with shower over, wash hand basin, low level WC, towel rail and frosted glass window.

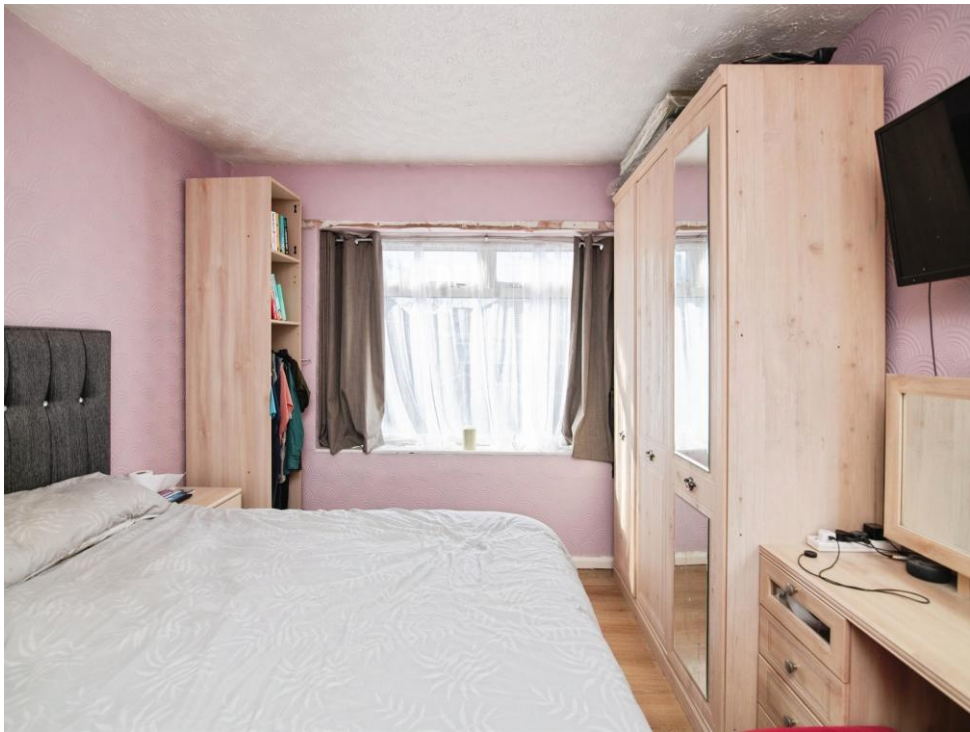
Rear Garden

Extensive large rear garden with patio & lawn beyond.

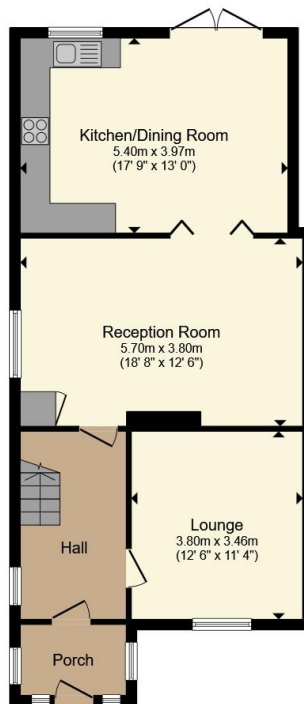
Agent's Note

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.

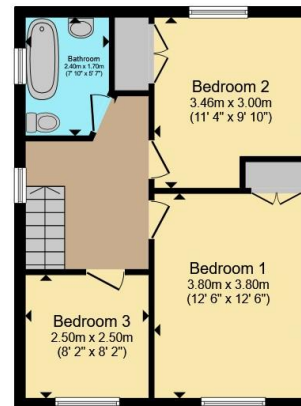








Ground Floor



First Floor

Total floor area 112.9 m² (1,215 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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70-76 Birmingham Street
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/OLD313108



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