



Connells

Mallard Drive
OLDBURY

Mallard Drive
OLDBURY B69 4QU

for sale offers in the region of
£240,000



Property Description

This Charming three-bedroom Property pans over three floors, offering ample space for comfortable living. The home features a spacious lounge and well equip kitchen, ideal for family gatherings and entertaining. Outside you'll find a beautifully landscaped garden, providing a peaceful retreat to relax in. Situated in a prime location close to local amenities, this property is perfect for both families and investors looking for a well-connected, versatile home.

Call TODAY to arrange a VIEWING, early appointments are recommended to avoid any disappointment.

Entrance Hall

Having door to front and door leading to:

Lounge

12' 4" x 17' 7" (3.76m x 5.36m)

Having window to front, open stair case leading to first floor landing and door leading to kitchen.

Kitchen

12' 4" x 7' 8" (3.76m x 2.34m)

Having wall and base units, electric oven and hob with cooker hood over, GCH boiler, plumbing for washing machine, wall mounted radiator and door leading to rear garden.

First Floor Landing

Having stairs to second floor and doors leading to various rooms.

Bedroom One

9' 1" x 12' 8" (2.77m x 3.86m)

Having double glazed window to front, two fitted wardrobes and wall mounted radiator.

Second Floor Landing

Having doors leading to various rooms.

Bedroom Two

11' 8" x 10' 4" (3.56m x 3.15m)

Having rear facing double glazed window.

Bedroom Three

9' 1" x 10' 1" (2.77m x 3.07m)

Having double glazed window.

Bathroom

Situated on the first floor this fully fitted bathroom has a bath with shower over, wash hand basin, low level WC, rear facing window and wall mounted radiator.

Rear Garden

Well maintained and landscaped rear garden with wooden shelter to the rear of the garden offering a tranquil and relaxing view over the garden for those days/nights socialising with friends and family.

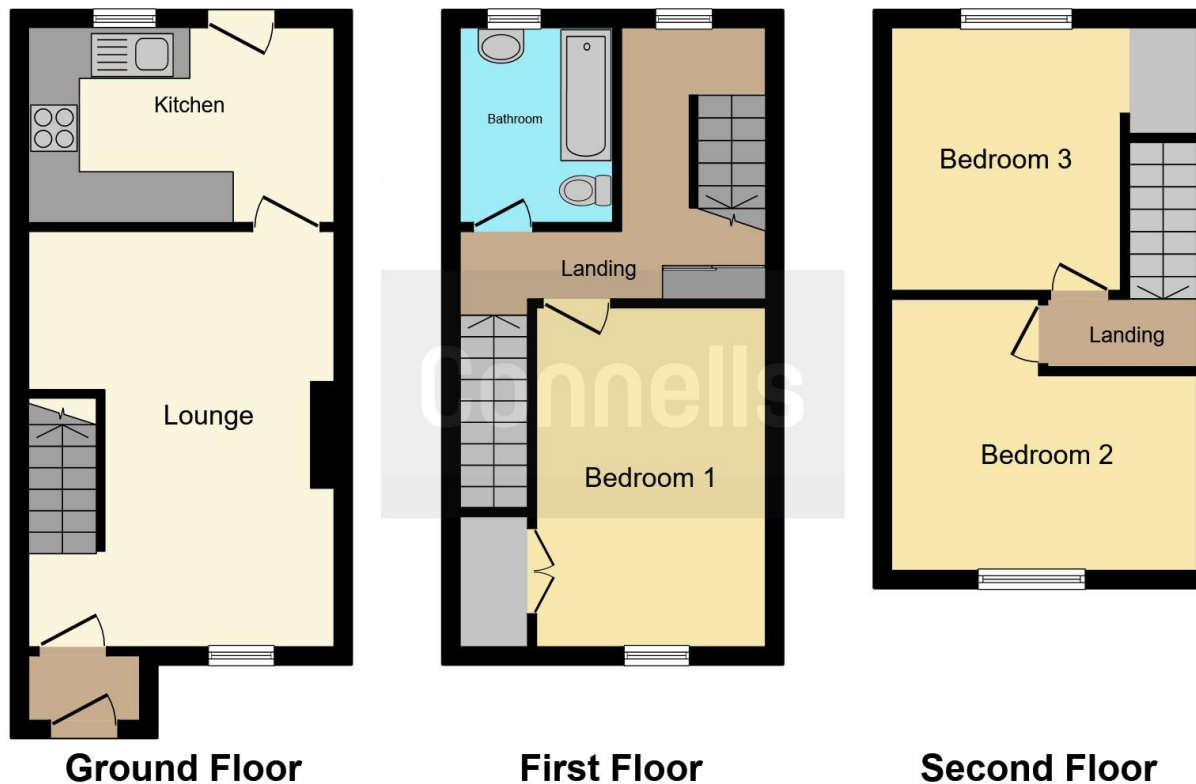
Agents Note

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.









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.focalagent.com

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: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/OLD311870



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: OLD311870 - 0006