



**Connells**

Landswood Road  
Oldbury



## Property Description

A beautifully presented two-bedroom detached home, ideally situated in a popular residential location within Oldbury, offering spacious accommodation.

This attractive detached property is perfect for first-time buyers, downsizers or buy-to-let investors seeking a home that is ready to move straight into.

The accommodation briefly comprises a welcoming entrance hallway leading into a bright and spacious lounge, with a well-appointed fitted kitchen offering ample storage and workspace with a gorgeous island perfect for entertaining family and guests.. Upstairs, the property boasts two well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from off-road parking to the front, while the generous rear garden provides an excellent space for relaxing, entertaining and family enjoyment.

Conveniently located on the ever-popular Landswood Road, the property is within easy reach of local schools, shops, supermarkets and a range of amenities. Excellent transport links provide straightforward access to Oldbury, Birmingham City Centre, the M5 motorway network and nearby rail stations, making it ideal for commuters.

Call the sales team TODAY to arrange your viewing, 0121-552-2671

## Entrance Hall

Door to the lounge

## Lounge

13' 6" into bay x 13' 10" max ( 4.11m into bay x 4.22m max )

DOuble glazed bay window to the front and wall mounted radiator.

## Kitchen/Diner

19' 11" plus recess x 13' 6" ( 6.07m plus recess x 4.11m )

Wall and base units with kitchen island. Integrated gas hob and electric oven. Having sink/drainer. Wall mounted radiator and double glazed doors leading out to the garden.

## Utility

8' x 7' 4" ( 2.44m x 2.24m )

Door to the side, double glazed winow to the side. Having wall and base units with wall mounted radiator.

## Landing

Loft access.

## Bedroom One

14' Into Bay x 13' 10" ( 4.27m Into Bay x 4.22m )

Having double glazed window to the front and a wall mounted radiaitor.

## Bedroom Two

13' 11" x 13' Into Bay ( 4.24m x 3.96m Into Bay )

Having double glazed bay window to the rear and wall mounted radiator.

## Bathroom

Double glazed window, low level wc, wash hand basin, bath with overhead shower and wall mounted towel radiator.

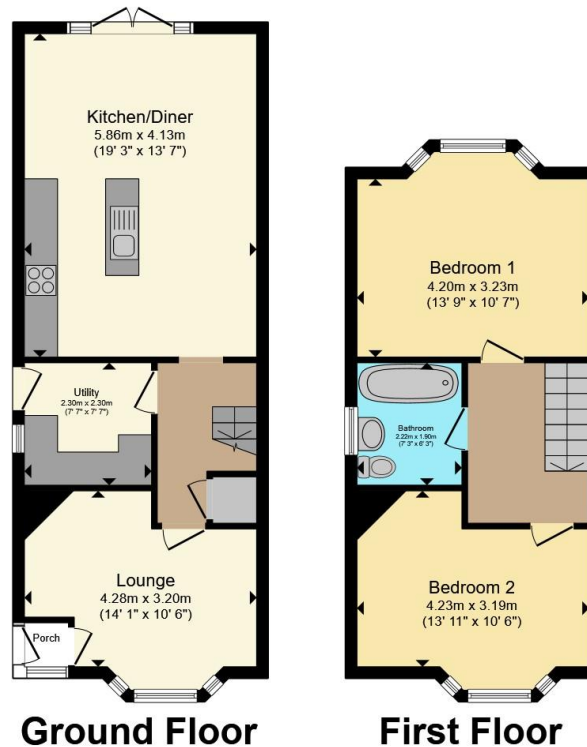
## Garden

split over two levels with patio to the front and lawn to the rear. Shed to the rear of the garden.









Total floor area 86.9 m<sup>2</sup> (935 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD312919](http://connells.co.uk/Property/OLD312919)**



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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