



Connells

St Matthews Road
Oldbury



Property Description

This charming two-bedroom maisonette is a fantastic opportunity for those looking to step onto the property ladder or expand a rental portfolio. Offered with the significant benefit of an extended lease, this home provides long-term peace of mind and excellent value.

Situated in a quiet residential pocket with easy access to local amenities and transport links, this property strikes the perfect balance between convenience and comfort.

Early viewing is highly recommended to appreciate the space and potential on offer.

Entrance Hall

Door to front, large cupboard providing additional storage space and stairs leading to upper floor.

Lounge

13' x 11' 1" (3.96m x 3.38m)

Double glazed window to rear, electric fire and wall mounted radiator.

Kitchen

12' 10" x 6' (3.91m x 1.83m)

Wall and base units, sink/drainer integrated into work surface, integrated oven and gas hob, double glazed window to front and GCH boiler.

Landing

storage cupboard, loft access and doors

leading to:

Bedroom One

11' 2" x 10' 2" (3.40m x 3.10m)

Double glazed window to rear and wall mounted radiator.

Bedroom Two

9' 7" x 7' (2.92m x 2.13m)

Double glazed window, built in storage and wall mounted radiator.

Bathroom

Wash hand basin/vanity unit, low level WC, wall mounted radiator, shower and double glazed window.

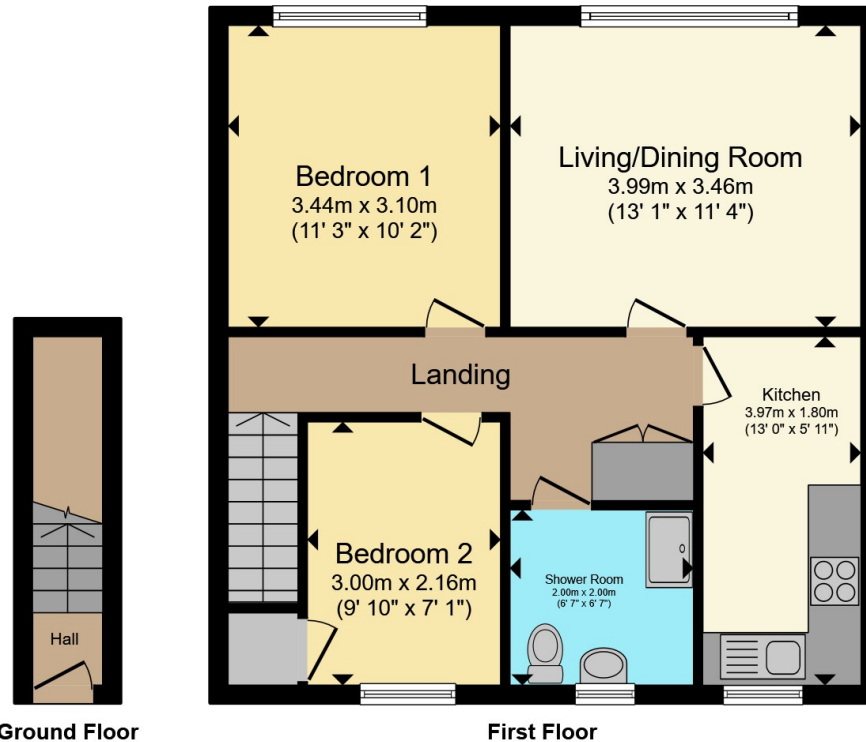
Agent Notes

Vendor has advised there has been an extension to the lease and an additional 90 years have been added- lease expiring year 2202. Please contact your legal representative for legal clarification.









Total floor area 57.2 m² (615 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
OLDBURY B69 4EB

EPC Rating: C Council Tax Band: A

Service Charge: 591.48 Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/OLD313116

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



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