



**Connells**

Ditta Drive  
OLDBURY



## Property Description

Situated in a sought-after location within the well-regarded Ditta Drive estate, this modern detached family home combines contemporary living with energy-efficient design. Boasting an A-rated EPC, the property is exceptionally cost-effective to run, featuring solar panels with battery storage, a heat pump, and a car charging point.

This home is ideal for families seeking a spacious, energy-efficient property in a quiet yet convenient area with access to local schools, shops, and transport links. Viewings are strongly recommended to fully appreciate the quality, style, and modern lifestyle this property provides.

For more information or to arrange a viewing, please contact Connells 0121 552 2671.

## Entrance Hall

Door to front and stairs to upper floor.

## Cloakroom

Wash hand basin, low level WC and wall mounted radiator.

## Lounge

21' x 11' 10" ( 6.40m x 3.61m )

Front & side facing window and wall mounted radiator.

## Kitchen/Diner

20' 11" x 11' 9" ( 6.38m x 3.58m )

Wall and base units, sink/drain, electric oven and induction hob with cooker hood over, plumbing for washing machine and wall mounted radiator.

Bi-fold doors to the rear garden and space for dining tables & chairs.

## Utility Room

6' 3" x 5' 9" max ( 1.91m x 1.75m max )

Door to rear, sink/drain, wall mounted radiator and plumbing for washing machine.

## Landing

Loft access, airing cupboard housing the heat pump and door to various rooms.

## Bedroom One

11' 3" x 22' ( 3.43m x 6.71m )

Rear facing double glazed window and wall mounted radiator.

## En-Suite

Shower cubicle with shower, wash hand basin, low level Wc, rear facing window and wall mounted radiator.

## Bedroom Two

9' 4" x 8' 10" ( 2.84m x 2.69m )

Front & side facing window and wall mounted radiator.

### Bedroom Three

12' 1" x 9' 10" ( 3.68m x 3.00m )

Front & side facing window and wall mounted radiator.

### Bedroom Four

10' 10" x 7' 11" ( 3.30m x 2.41m )

Side facing window and wall mounted radiator.

### Bathroom

Wash hand basin, low level WC and front facing window.

### Rear Garden

Patio area with lawn area with fence boundaries.

### Garage

Up & over with power and lighting.

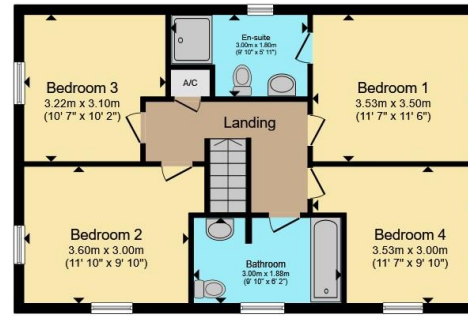




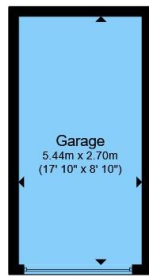




**Ground Floor**



**First Floor**



**Garage**

Total floor area 138.9 m<sup>2</sup> (1,495 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)

**Connells**

To view this property please contact Connells on

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EPC Rating: A Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD312931](http://connells.co.uk/Property/OLD312931)**



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