



Connells

Birchfield Lane
Oldbury



Property Description

A fantastic opportunity to acquire this beautifully presented three-bedroom semi-detached family home, situated in a sought-after residential area. Offering a perfect blend of modern living and traditional charm, this property has been lovingly maintained and provides spacious living proportions throughout.

Perfectly positioned for growing families, the home is within the catchment area for highly-regarded primary and secondary schools. Excellent transport links are nearby, providing easy access to Oldbury & Birmingham City Center and the motorway network. Local amenities, parks, and shops are all within short walking distance.

Internal inspection is essential to fully appreciate the size and quality of accommodation on offer.

Entrance Hall

Door to front, wall mounted radiator, stairs to upper floor and under stairs cupboard.

Cloakroom

Wash hand basin, low level WC, rear facing double glazed window.

Lounge

14' 10" max x 12' 11" max (4.52m max x 3.94m max)

Front facing bay window and wall mounted radiator.

Kitchen

14' 5" x 8' 9" (4.39m x 2.67m)

Wall and base units, sink/drainage, gas cooker point, space for fridge/freezer, GCH boiler and wall mounted radiator.

Bedroom One

10' 11" x 9' 8" plus recess (3.33m x 2.95m plus recess)

Front facing double glazed window, fitted wardrobe and wall mounted radiator.

Bedroom Two

13' 1" x 8' 10" (3.99m x 2.69m)

Rear facing window and wall mounted radiator.

Bedroom Three

8' 11" max x 7' 10" (2.72m max x 2.39m)

Front double glazed window and wall mounted radiator.

Bathroom

Bath with mixer tap, wash hand basin, low level WC, towel rail, rear facing window.

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.





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: A

Tenure: Freehold

view this property online connells.co.uk/Property/OLD313152



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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