



**Connells**

Hesket Avenue  
Oldbury



## Property Description

THREE BEDROOM Traditional Semi Detached Family Home with No Chain.

Located on this quiet cul-de-sac close to Warley Woods and Lightwoods Park.

## Entrance Hall

Door to front, stairs to upper floor and doors leading to:

## Reception Room One

12' x 10' 2" ( 3.66m x 3.10m )

Doors and windows overlooking the rear garden.

## Reception Room Two

13' x 10' 1" ( 3.96m x 3.07m )

Bay window to the front and door leading to hallway.

## Kitchen

10' 10" x 5' 9" ( 3.30m x 1.75m )

Wall and base units, sink/drainer integrated into wok surface, window overlooking the rear garden.

## Utility Room

4' x 4' ( 1.22m x 1.22m )

Door leading to the rear garden.

## Landing

Doors leading various rooms:

## Bedroom One

13' 1" plus bay x 9' 10" ( 3.99m plus bay x 3.00m )

Bay window to the front elevation.

## Bedroom Two

12' 4" x 10' ( 3.76m x 3.05m )

Windows over looking the rear elevation

## Bedroom Three

6' 7" plus window space x 5' 9" ( 2.01m plus window space x 1.75m )

Windows to the front elevation.

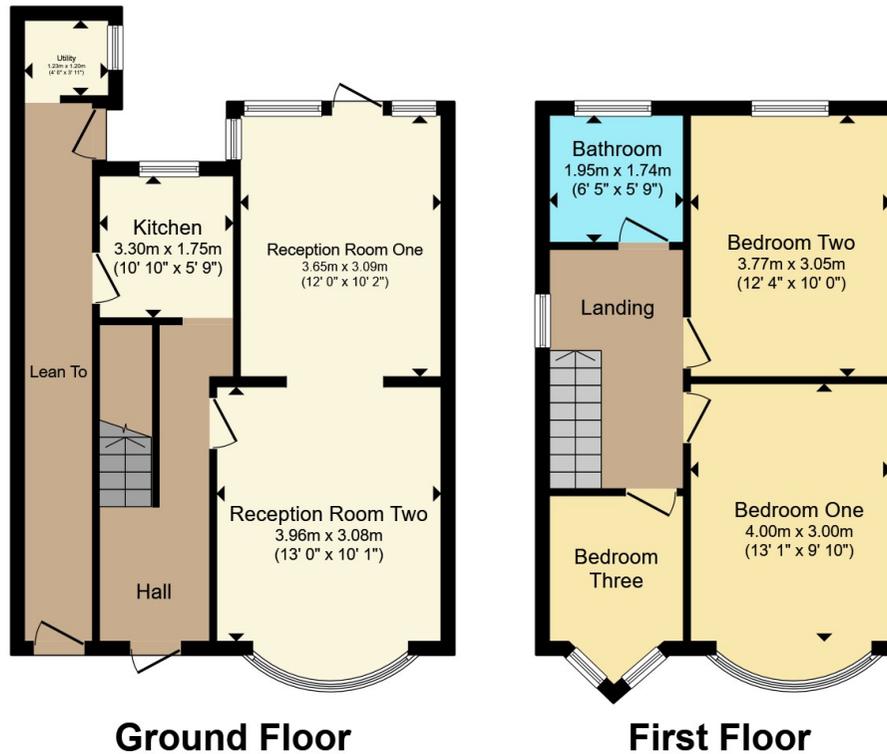
## Rear Garden

Well proportioned and landscaped rear garden, ample space for garden furniture, entertaining and socialising with friends.









Total floor area 96.3 m<sup>2</sup> (1,036 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

**T 0121 552 2671**  
**E [oldbury@connells.co.uk](mailto:oldbury@connells.co.uk)**

70-76 Birmingham Street  
 OLDBURY B69 4EB

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD313035](http://connells.co.uk/Property/OLD313035)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: OLD313035 - 0004