

Connells

Dog Kennel Lane
Oldbury

Dog Kennel Lane
Oldbury B68 9LY

for sale
£350,000







Property Description

Situated in a sought-after location on Dog Kennel Lane, Oldbury, this spacious three-bedroom family home offers generous accommodation, excellent outdoor space and fantastic potential for further development, subject to the necessary planning permissions.

The property benefits from a large driveway and garage providing ample off-road parking and briefly comprises two well-proportioned reception rooms, a fitted kitchen and utility. To the first floor, three good-sized bedrooms and a family bathroom.

Externally, the property boasts a particularly generous rear garden, offering an ideal space for families, entertaining and outdoor enjoyment. The garden also presents exciting potential for extension, subject to planning permission.

The property is ideally positioned within the catchment area for the highly regarded Q3 Academy and is conveniently located close to Langley Green Train Station, providing excellent transport links and access to local amenities.

An excellent opportunity for families and buyers looking to put their own stamp on a property, with spacious accommodation, a substantial garden and scope to add further value. Early viewing is highly recommended.

Lounge
12' 5" x 12' 1" (3.78m x 3.68m)

Dining Room
12' 6" x 11' (3.81m x 3.35m)

Kitchen
8' 9" x 6' 7" (2.67m x 2.01m)

Utility
17' 10" x 3' 11" (5.44m x 1.19m)

Bedroom One
12' 4" x 12' 2" (3.76m x 3.71m)

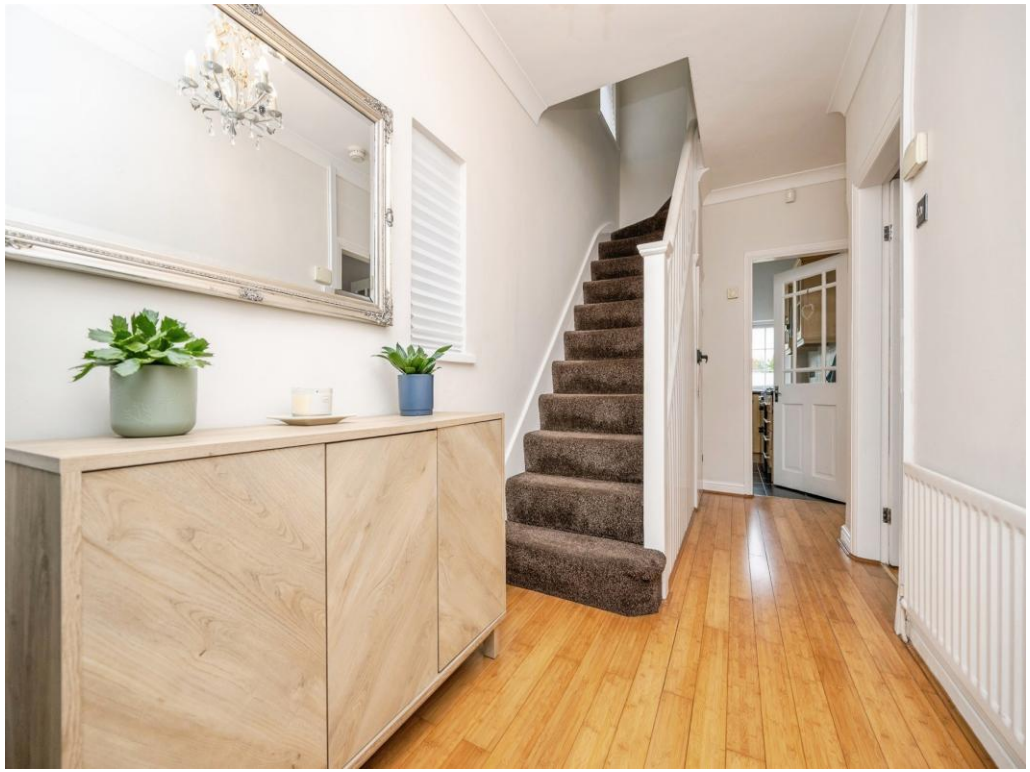
Bedroom Two
12' 5" x 11' 1" (3.78m x 3.38m)

Bedroom Three
9' 1" x 6' 4" (2.77m x 1.93m)

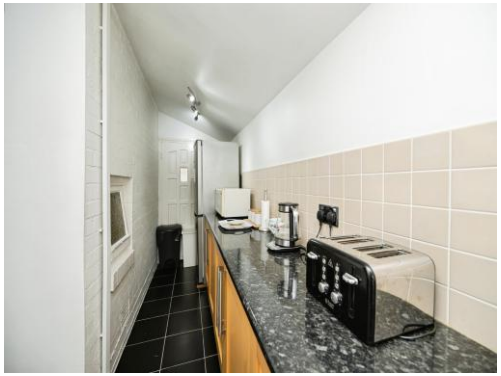
Garage
18' x 6' 7" (5.49m x 2.01m)

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.







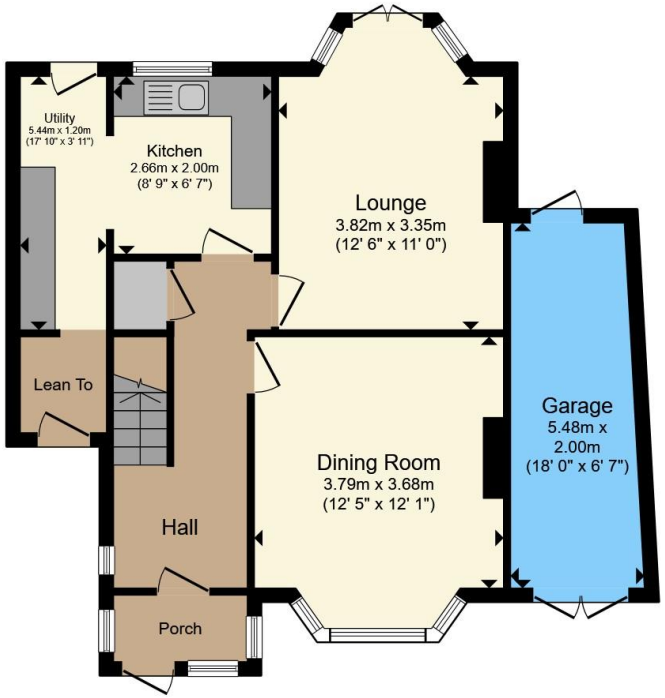




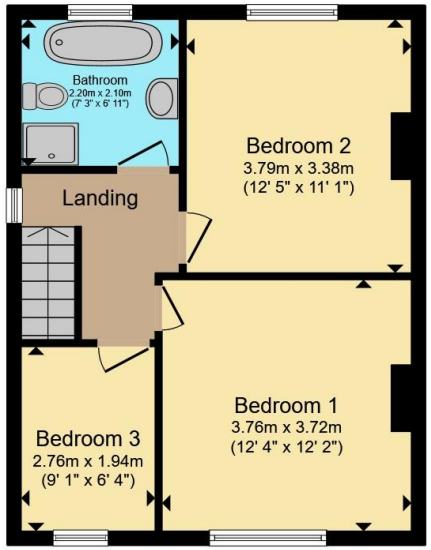








Ground Floor



First Floor

Total floor area 111.8 m² (1,203 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

Connells

To view this property please contact Connells on

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EPC Rating: E

Council Tax Band: C

Tenure: Freehold

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.