



Connells

Newbury Lane
Oldbury



Property Description

This inviting semi-detached property offers a functional layout perfect for modern family living. The ground floor features distinct, well-defined living spaces alongside practical utility areas, while the first floor hosts three bedrooms and a contemporary family shower room.

The property is perfectly suited for growing families and professionals alike, benefiting from a highly convenient location close to excellent transport links.

Entrance Porch

UPVC door to front.

Entrance Hall

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

Lounge

23' 2" into bay x 9' 6" max (7.06m into bay x 2.90m max)

Double glazed patio doors to rear, double glazed bay window to front, electric fire, two wall mounted radiators,

Kitchen

12' 1" x 9' 6" (3.68m x 2.90m)

Wall and base units, sink/drain, double glazed window and door to the rear garden. Breakfast bar area for additional space, electric hob/oven and wall mounted radiator.

Utility Room

6' 1" x 5' 9" (1.85m x 1.75m)

Plumbing for washing machine and wall/base units.

Landing

Doors leading to various rooms:

Bedroom One

12' 3" max x 9' 7" max (3.73m max x 2.92m max)

Rear facing double glazed bay window, fitted wardrobes and wall mounted radiator.

Bedroom Two

12' into bay x 9' 7" max (3.66m into bay x 2.92m max)

Double glazed bay window and wall mounted radiator.

Bedroom Three

6' 2" x 5' 3" (1.88m x 1.60m)

Front double glazed window and wall mounted radiator.

Shower Room

Cubicle with shower, wash hand basin, low level WC, rear facing window and wall mounted radiator.

Rear Garden

Patio with further lawn area, green house & shed with fence boundraies.

Store Room

10' 7" max x 6' 2" max (3.23m max x 1.88m max)

Door to front and stoarge space.

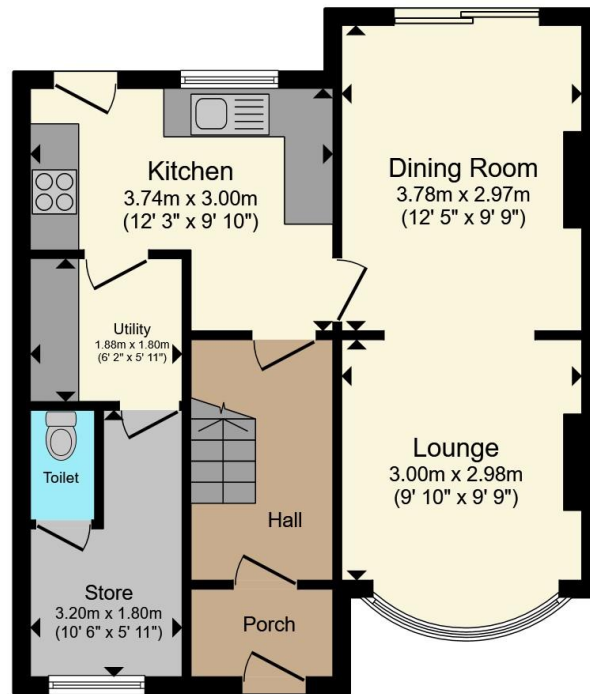
Agenst Note

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.

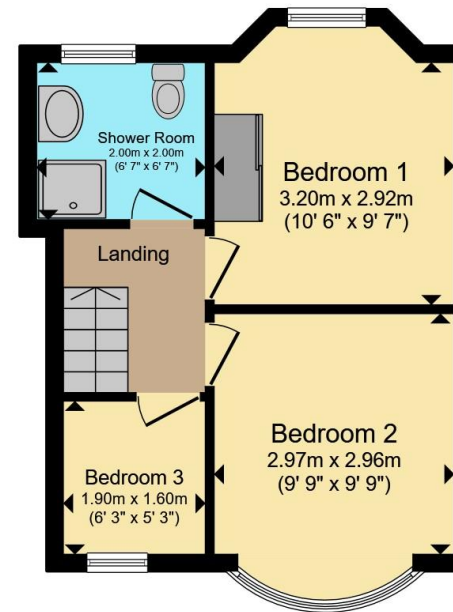








Ground Floor



First Floor

Total floor area 81.0 m² (872 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

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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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