





Property Description

This stunning extended four-bedroom family home has been completely renovated throughout to an exceptional standard, offering spacious and stylish accommodation that is ready for its new owners to move straight into and enjoy.

The property has been thoughtfully improved and modernised, featuring a contemporary fitted kitchen, low maintenance rear garden with garden room, well-proportioned living spaces, and high-quality finishes throughout. The extension has created additional accommodation, making this an ideal home for growing families seeking both space and comfort.

Conveniently located on the popular Newbury Lane, the property benefits from excellent transport links, with easy access to the M5 motorway network and Sandwell & Dudley Railway Station, making it an excellent choice for commuters. A range of local amenities, schools, shops, and everyday conveniences are also close by.

Presented in truly move-in-ready condition, this impressive home must be viewed internally to fully appreciate the size, quality, and standard of accommodation on offer.

Driveway

Supplying off road parking

Open Plan Living/Kitchen

23' x 11' 7" (7.01m x 3.53m)

Modern fitted kitchen with all integrated appliances fridge freezer /washer /oven/microwave

high quality wooden blinds to front window

Sitting Room

19' x 10' 9" (5.79m x 3.28m)

Large lantern to middle of sitting room offering a large amount of light with bifold doors to the rear

First Floor

Landing

Offering contemporary fitted units to create a large storage space to allow extra room in bedrooms

Bedroom Two

12' 3" x 9' 2" (3.73m x 2.79m)

High quality wooden blinds

Bedroom Three

10' 7" x 9' 2" (3.23m x 2.79m)

High quality wooden blinds

Bathroom

6' 11" x 6' 3" (2.11m x 1.91m)

Extra large bath with fitted units and towel radiator

Large mirror with lighting and demist option

Bedroom Four

6' 11" x 4' 11" (2.11m x 1.50m)
High quality wooden blinds

Second Floor

Landing

Fitted units into loft extension to allow for loft storage with velux window

Master Bedroom

17' x 8' 7" (5.18m x 2.62m)
Large fitted cupboards to the whole side of loft extension to offer a large storage area, wooden high quality blinds, velux blinds on the velux window, air conditioning unit which is also a heater

Ensuite

4' 3" x 3' (1.30m x 0.91m)
Shower is a upgraded shower with jets built in to the tiles, fitted units, towel radiator, large mirror with lighting and dim option

Garden

Low maintenance garden with artificial grass

Garden Room Shed

All fully electric offering spotlights to the canopy with french double pvc doors

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.









Total floor area 110.9 m² (1,193 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



To view this property please contact Connells on

T 0121 552 2671
E oldbury@connells.co.uk

70-76 Birmingham Street
 OLDBURY B69 4EB

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/OLD313091



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: OLD313091 - 0011