

for sale

**£200,000** Freehold



## Birchfield Lane Oldbury B69 1AG

Perfectly positioned for growing families, the home is within the catchment area for highly-regarded primary and secondary schools. Internal inspection is essential to fully appreciate the size and quality of accommodation on offer.

- Energy Rating: C
- Three Well-Proportioned Bedrooms
- Bright & Airy Living Spaces
- Outdoor Living
- No Chain\*

# Property Details

## 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/drain, 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.



To view this property please contact Connells on

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OLDBURY B69 4EB

Property Ref: OLD313152 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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