



Connells
connells.co.uk 0121 632 2671
FOR SALE



Property Description

Situated on the ever-popular Pryor Road in Oldbury, this beautifully presented and thoughtfully extended three-bedroom family home offers spacious and versatile accommodation, ideal for modern living.

The property has been enhanced by a well-executed extension and a stylish loft conversion, creating additional living space that is both practical and inviting. Internally, the home boasts a contemporary finish throughout, with a modern fitted kitchen designed to a high standard, perfect for both everyday use and entertaining.

Upstairs, three well-proportioned bedrooms are complemented by the converted loft space, offering flexibility as a home office, guest room or additional bedroom. The property is immaculately maintained, allowing prospective buyers to move straight in with ease.

Externally, the landscaped rear garden provides a private and attractive outdoor retreat, ideal for relaxing or hosting gatherings.

Perfectly positioned, the property falls within the catchment area for Q3 Academy, making it an excellent choice for families. It also benefits from excellent transport links, being conveniently located close to Langley Green train station and offering easy access to the M5 motorway for commuters.

A superb opportunity to acquire a stylish, extended home in a sought-after location-early viewing is highly recommended.

Lounge

11' 6" plus bay x 18' 2" (3.51m plus bay x 5.54m)

Double glazed window to front, door to patio area, stairs to the first floor and wall mounted radiator.

Dining Room/Office Area

13' 11" x 5' 11" (4.24m x 1.80m)

Double glazed window to front and wall mounted radiator.

Kitchen

18' 3" max x 8' 9" (5.56m max x 2.67m)

Wall and base units, sink/drainer integrated into work surface, integrated microwave, oven and hob. double glazed window to rear and wall mounted radiator.

Utility Room/Wc Area

6' 4" x 3' 4" (1.93m x 1.02m)

Wash hand basin, low level WC, base units and towel rail.

Conservatory

18' 3" max x 8' 8" max (5.56m max x 2.64m max)

Landing

Doors leading to:

Bedroom One

11' 7" x 9' 1" (3.53m x 2.77m)

Double glazed window to front and wall mounted radiator.

Bedroom Two

9' 11" x 8' 10" plus recess (3.02m x 2.69m plus recess)

double glazed window to rear and wall mounted radiator.

Bedroom Three

20' 7" x 6' 4" (6.27m x 1.93m)

Double glazed window to front, double glazed window to rear and wall mounted radiator.

Bathroom

Wash hand basin, low level WC, double glazed window, bath with shower over and heated towel rail.

Loft Space

Has two windows, storage housing the boiler.

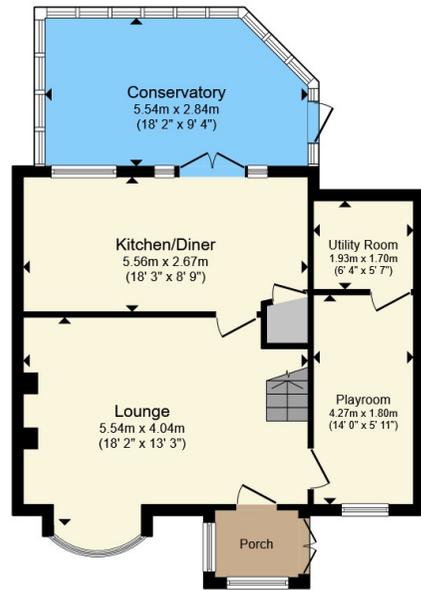
Rear Garden

Separated over two levels, decking area with a further lawned area. The shed benefits from having electric running to it.

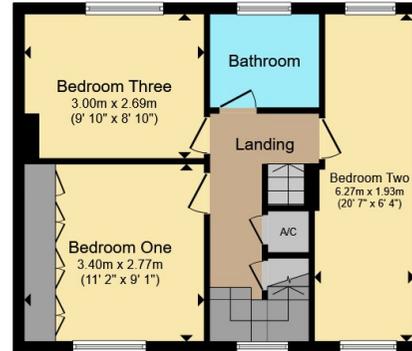




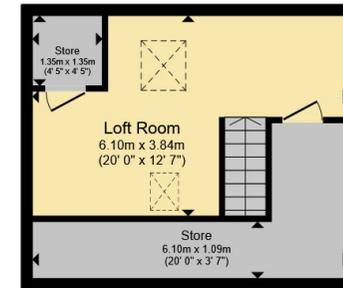




Ground Floor



First Floor



Second Floor

Total floor area 142.0 m² (1,529 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

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70-76 Birmingham Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/OLD313090



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