

Connells

Wellesley Road
Oldbury

Wellesley Road
Oldbury B68 8RZ

for sale offers in the region of
£170,000







Property Description

A fantastic opportunity for first-time buyers and investors alike!

Situated in a convenient location, this well-presented property offers spacious and practical accommodation, making it an ideal first home or investment opportunity.

The property briefly comprises two reception rooms, a fitted kitchen and a ground-floor bathroom. To the first floor are two good-sized double bedrooms, providing comfortable living accommodation.

Further benefits include NO UPWARD CHAIN, allowing for a potentially smoother purchase.

Ideally located close to Sandwell & Dudley Train Station, providing excellent transport links, with convenient access to the M5 motorway at Junction 2, making this property ideal for commuters.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

Front Room
12' 11" x 11' 6" (3.94m x 3.51m)

Sitting Room
11' 3" x 11' 3" (3.43m x 3.43m)

Kitchen
8' 5" x 5' 10" (2.57m x 1.78m)

Shower Room
7' 5" x 5' 9" (2.26m x 1.75m)

Bedroom One
11' 4" x 11' 3" (3.45m x 3.43m)

Bedroom Two
11' 3" x 11' 3" (3.43m x 3.43m)

Agents Notes

There is an easement on the title, please enquire with branch.

An AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.





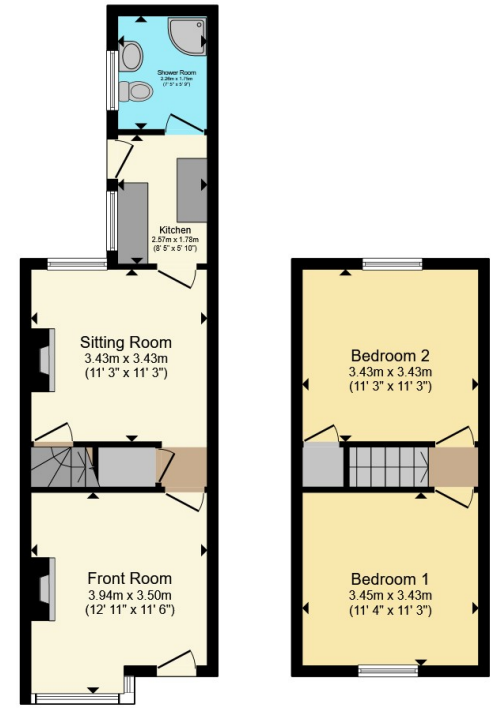












Ground Floor **First Floor**

Total floor area 65.2 m² (701 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

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/OLD313705

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.