



Connells

Bromford Road  
Oldbury



## Property Description

This well-proportioned apartment offers comfortable living spaces throughout. The upper-floor position ensures a quiet environment and elevated views. Inside, you will find a bright and airy living room, a separate kitchen, two good-sized bedrooms, and a family bathroom.

Situated in a convenient location with excellent transport links, local shops, and amenities nearby. For first-time buyers, this is an affordable step onto the property ladder. For landlords, the property offers a strong potential rental yield in a high-demand area. Viewing is highly recommended to appreciate the size and opportunity on offer.

## Entrance Hall

Door to front, doors leading to various rooms.

## Lounge

Irregular Shaped Room 13' 9" x 8' 2" ( 4.19m x 2.49m)

Double doors to Juliet balcony.

## Kitchen

10' 5" x 8' 7" ( 3.17m x 2.62m )

Wall and base units, Sink/drainage integrated oven and hob with cooker hood over. plumbing for washing machine.

## Bedroom One

13' 5" x 9' 8" ( 4.09m x 2.95m )

Double doors to Juliet balcony.

## Bedroom Two

9' 7" x 8' 1" ( 2.92m x 2.46m )

Double glazed window to front.

## Bathroom

Double glazed window to front, wash hand basin, low level WC.

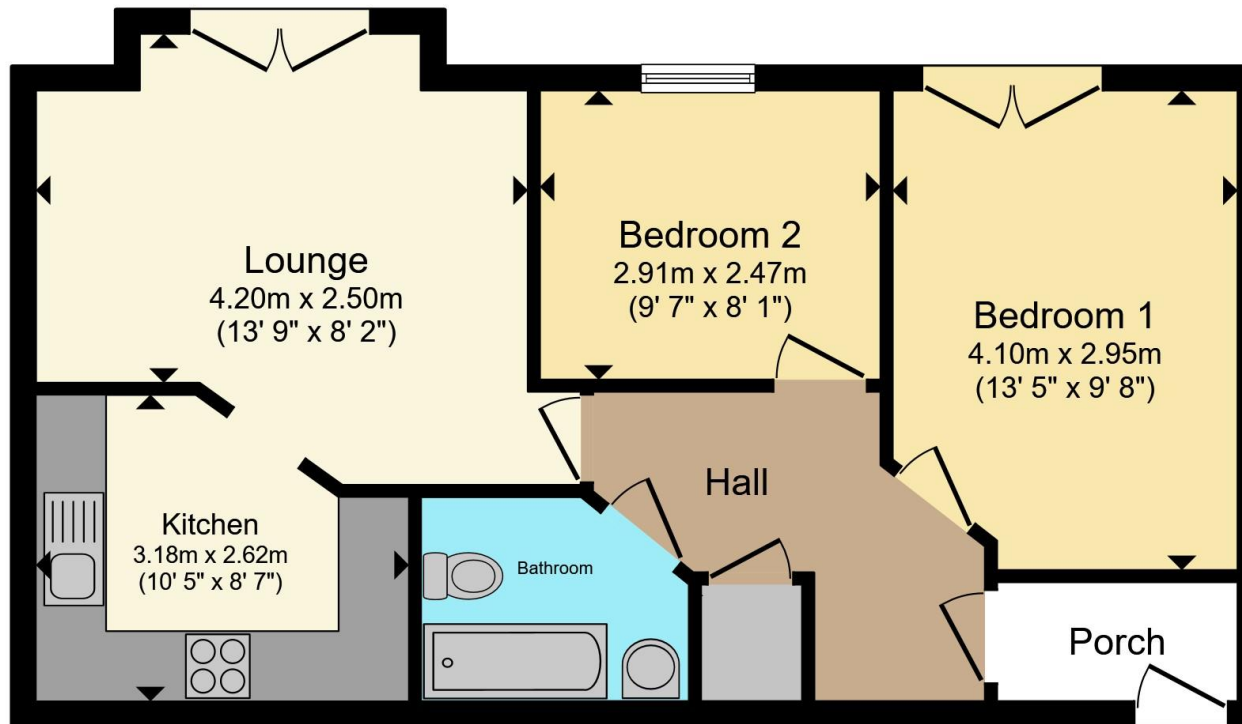
## Agents Note

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 52.3 m<sup>2</sup> (563 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [oldbury@connells.co.uk](mailto:oldbury@connells.co.uk)**

70-76 Birmingham Street  
 OLDBURY B69 4EB

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1800.00

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/OLD313165](http://connells.co.uk/Property/OLD313165)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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