



Connells

Park Avenue
OLDBURY



Property Description

An immaculately presented three bedroom semi-detached family home, ideally positioned on a popular residential road in Oldbury.

This superb property benefits from a driveway providing off-road parking, a rear extension, and has been finished to a high standard throughout.

The ground floor offers a welcoming entrance hallway leading into a bright and modern living space. There is an impressive extended rear area, creating an ideal open-plan layout for family living and entertaining. The kitchen is contemporary in design with quality, while under floor heating runs across the ground floor, ensuring comfort and efficiency all year round.

Upstairs, the property boasts three bedrooms and a stylish, modern family bathroom,

Externally, the property features a rear garden, perfect for relaxing or entertaining, along with a driveway to the front providing convenient off-road parking.

This is a fantastic opportunity to acquire a modern, move-in-ready home in a convenient location close to local amenities, schools and transport links. Viewing is highly recommended to fully appreciate the quality and space on offer.

Call today on 0121-552-2671

Entrance Hall

Door to front, under floor heating, stairs to upper floor and wall mounted radiator.

W.C

Wash had basin and low level WC.

Lounge

double glazed bay window to front, under floor heating, media wall with electric fire.

Kitchen

13' 11" plus recess x 17' 1" (4.24m plus recess x 5.21m)

Wall and base units, sink/drain, double glazed window to rear, integrated gas hob/oven and microwave. Wall mounted radiator and two velux windows providing extra natural light.

Landing

Double glazed window to side and loft access.

Bedroom One

9' 5" plus bay x 9' 10" (2.87m plus bay x 3.00m)

Double glazed window to front and wall mounted radiator.

Bedroom Two

12' 11" into bay x 9' 9" (3.94m into bay x 2.97m)

Double glazed bay window to front and wall mounted radiator.

Bedroom Three

7' 1" x 6' 9" (2.16m x 2.06m)

Double glazed window to rear and wall mounted radiator.

Bathroom

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

Lean To

Door to front, door to the rear garden also houses the GCH Boiler.

Rear Garden

Lawn to the rear, the garden is split over three levels and shed is accessible to the rear with fence boundaries.

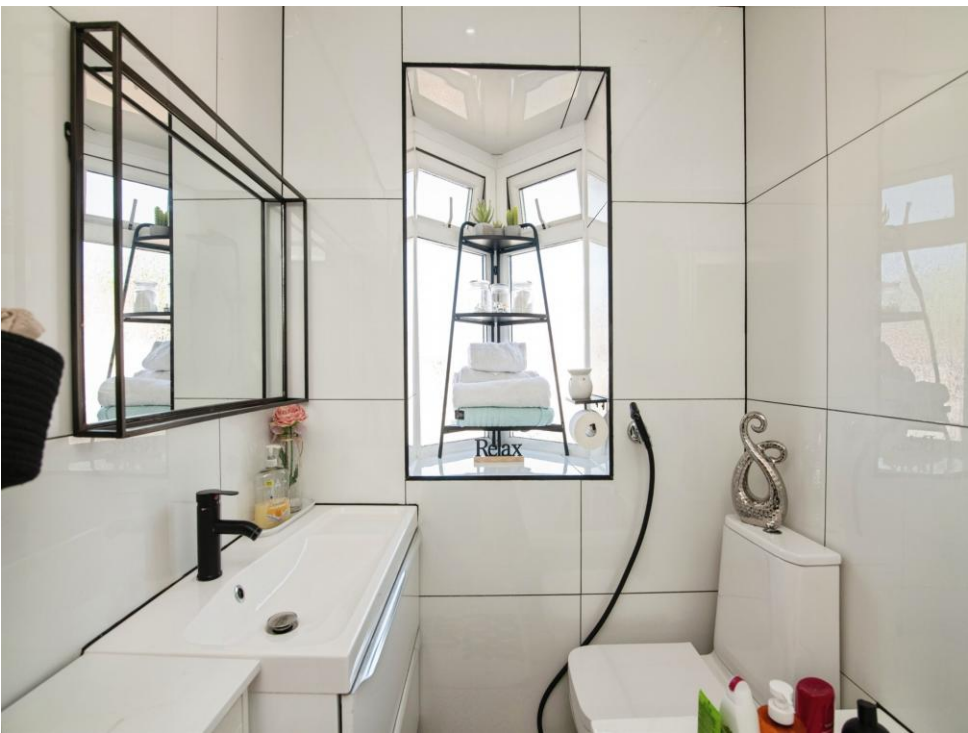
Front Of Property

Driveway to front with dropped curb for easy access.

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 85.9 m² (924 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

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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/OLD313079



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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