



**Connells**  
connells.co.uk 0121 552 2671  
**FOR SALE**



## Property Description

A THREE BEDROOM modern semi detached property situated in popular location with GOOD transport links. Having lounge, dining room, kitchen, ground floor wet room, family bathroom, off road parking and rear garden. Double glazing and central heating where specified. \*VIEWING IS ADVISED\*

### Entrance Hall

Double glazed doors to front, stairs to upper floor and wall mounted radiator.

### Wet Room

Walk in shower, Wash hand basin and wall mounted radiator.

### Lounge

14' 5" max x 11' plus recess ( 4.39m max x 3.35m plus recess )

Double glazed patio doors to rear and wall mounted radiator.

### Dining Room

16' 8" x 7' 6" ( 5.08m x 2.29m )

Having double glazed window and wall mounted radiator.

### Kitchen

8' 10" x 6' 5" ( 2.69m x 1.96m )

Wall and base units, front double glazed window, plumbing for washing machine, gas cooker point & cooker hood and wall mounted

radiator.

### Landing

Airing cupboard with GCH boiler, doors leading to various rooms.

### Bedroom One

12' 5" max x 7' 10" ( 3.78m max x 2.39m )

Front double glazed window and wall mounted radiator.

### Bedroom Two

11' x 7' 9" ( 3.35m x 2.36m )

Rear double glazed window, storage cupboard and wall mounted radiator.

### Bedroom Three

8' 1" x 6' 9" ( 2.46m x 2.06m )

Rear facing window ,loft access and wall mounted radiator.

### Bathroom

Bath, wash hand basin, low level WC, front facing window and wall mounted radiator.

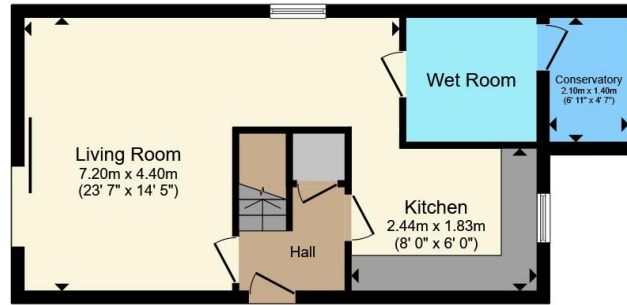
### Store Room

### Rear Garden

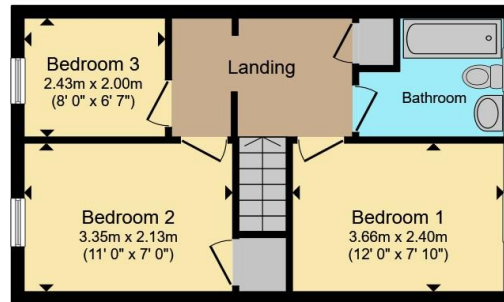








**Ground Floor**



**First Floor**

Total floor area 79.8 m<sup>2</sup> (859 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

**T 0121 552 2671**  
**E [oldbury@connells.co.uk](mailto:oldbury@connells.co.uk)**

70-76 Birmingham Street  
 OLDBURY B69 4EB

EPC Rating: D Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD312839](http://connells.co.uk/Property/OLD312839)**



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