



Connells

Newbury Lane  
Oldbury



## Property Description

This stunning extended four-bedroom family home has been completely renovated throughout to an exceptional standard, offering spacious and stylish accommodation that is ready for its new owners to move straight into and enjoy.

The property has been thoughtfully improved and modernised, featuring a contemporary fitted kitchen, low maintenance rear garden with garden room, well-proportioned living spaces, and high-quality finishes throughout. The extension has created additional accommodation, making this an ideal home for growing families seeking both space and comfort.

Conveniently located on the popular Newbury Lane, the property benefits from excellent transport links, with easy access to the M5 motorway network and Sandwell & Dudley Railway Station, making it an excellent choice for commuters. A range of local amenities, schools, shops, and everyday conveniences are also close by.

Presented in truly move-in-ready condition, this impressive home must be viewed internally to fully appreciate the size, quality, and standard of accommodation on offer.

## Driveway

Supplying off road parking

## Open Plan Living/Kitchen

23' x 11' 7" ( 7.01m x 3.53m )

Modern fitted kitchen with all integrated appliances fridge freezer /washer /oven/microwave

high quality wooden blinds to front window

## Sitting Room

19' x 10' 9" ( 5.79m x 3.28m )

Large lantern to middle of sitting room offering a large amount of light with bifold doors to the rear

## First Floor

## Landing

Offering contemporary fitted units to create a large storage space to allow extra room in bedrooms

## Bedroom Two

12' 3" x 9' 2" ( 3.73m x 2.79m )

High quality wooden blinds

## Bedroom Three

10' 7" x 9' 2" ( 3.23m x 2.79m )

High quality wooden blinds

## Bathroom

6' 11" x 6' 3" ( 2.11m x 1.91m )

Extra large bath with fitted units and towel radiator

Large mirror with lighting and demist option

## Bedroom Four

6' 11" x 4' 11" ( 2.11m x 1.50m )

High quality wooden blinds

## Second Floor

### Landing

Fitted units into loft extension to allow for loft storage with velux window

### Master Bedroom

17' x 8' 7" ( 5.18m x 2.62m )

Large fitted cupboards to the whole side of loft extension to offer a large storage area, wooden high quality blinds, velux blinds on the velux window, air conditioning unit which is also a heater

### Ensuite

4' 3" x 3' ( 1.30m x 0.91m )

Shower is a upgraded shower with jets built in to the tiles, fitted units, towel radiator, large mirror with lighting and dim option

### Garden

Low maintenance garden with artificial grass

### Garden Room Shed

All fully electric offering spotlights to the canopy with french double pvc doors









Total floor area 110.9 m<sup>2</sup> (1,193 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: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD313091](http://connells.co.uk/Property/OLD313091)**



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: OLD313091 - 0009