



**Connells**

Newbury Lane  
Oldbury



## Property Description

Offered for sale with no upward chain, this beautifully presented property provides an excellent opportunity for first-time buyers, investors, or those looking to move straight into a well-maintained home. Conveniently located on the popular Newbury Lane, the property enjoys excellent transport links, with easy access to M5 Junction 2 and Sandwell & Dudley Railway Station, making it ideal for commuters.

loft access, doors to;

### Bedroom One

12' 2" x 8' 11" max ( 3.71m x 2.72m max )  
Double glazed window to the front, radiator.

### Bedroom Two

10' 6" x 8' 11" ( 3.20m x 2.72m )  
Double glazed window to the rear, radiator.

### Bedroom Three

7' 9" x 7' 7" ( 2.36m x 2.31m )  
Double glazed window to the front, radiator.

### Entrance Hall

Front door, stairs to first floor.

### Lounge

17' 3" into bay x 11' 10" ( 5.26m into bay x 3.61m )

Double glazed bay window to the front, radiator.

### Bathroom

Suite to comprise bath with shower over, wash hand basin, low level WC, radiator, double glazed window to the rear.

### Rear Garden

Large rear garden with decking area and lawn beyond.

### Kitchen

14' 11" x 8' 10" ( 4.55m x 2.69m )

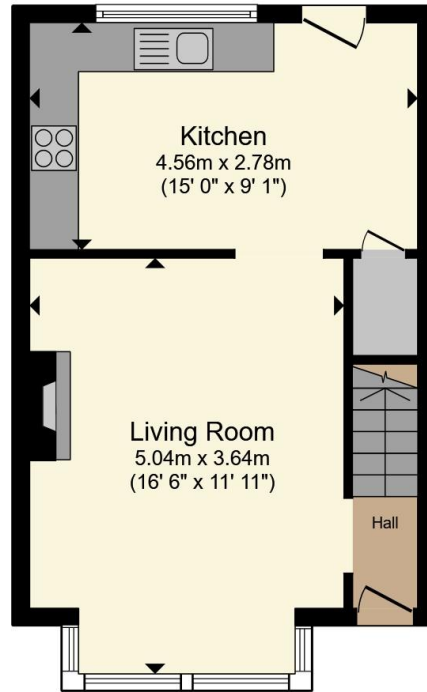
Fitted kitchen with a range of wall & base units to include work surfaces over, sink drainer, double electric oven, gas hob, plumbing for washing machine & dishwasher, double glazed window to the rear, door to rear garden.

### Landing

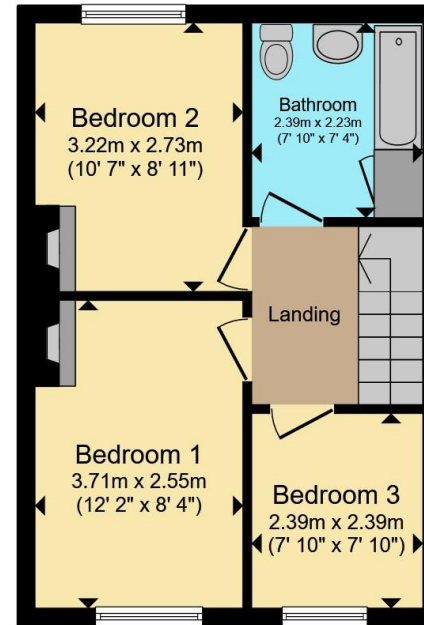








**Ground Floor**



**First Floor**

Total floor area 70.2 m<sup>2</sup> (756 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)

**Connells**

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70-76 Birmingham Street  
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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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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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