Connells

Mehdi Road
Oldbury

# Mehdi Road
# Oldbury B69 2GE

for sale
**£280,000**

## Property Description

Situated within the popular Mehdi Road development in Oldbury, this generously proportioned four bedroom family home offers versatile accommodation making it an ideal purchase for growing families and first time buyers.

The property comprises of a welcoming entrance hall, spacious lounge and fitted kitchen/dining space with doors leaving out to the rear garden. To the upper floor there is four bedrooms, with the master bedroom having an en-suit. There is also a family bathroom to the first floor.

Externally the property benefits from a private rear garden, ideal for entertaining guests and family enjoyment throughout the summer months. There is also off road parking to the front of the property.

Conveniently located close to local amenities, schools, leisure facilities and shops. It offers excellent transport connections via the M5, Dudley sandwell train station, and close bus links.

Call the sales team TODAY to arrange your viewing! 0121-552-2671

## Entrance Hall

## Cloakroom

## Lounge

16' 2" x 11' 7" ( 4.93m x 3.53m )

Double glazed window to the front, wall mounted radiator.

## Kitchen

## First Floor Landing

## Bedroom One

16' 3" x 11' 8" ( 4.95m x 3.56m )

## Bedroom Two

12' x 9' 7" ( 3.66m x 2.92m )

Double glazed window to the rear and wall mounted radiator.

## Bedroom Three

15' 6" max x 8' 5" max ( 4.72m max x 2.57m max )

Double glazed window to the rear and wall mounted radiator.

## Bedroom Four

7' 9" x 8' 9" ( 2.36m x 2.67m )

Double glazed window to the front and wall mounted radiator

## Bathroom

Double glazed window to the front, radiator, bath, wash hand basin and WC.

## Garage

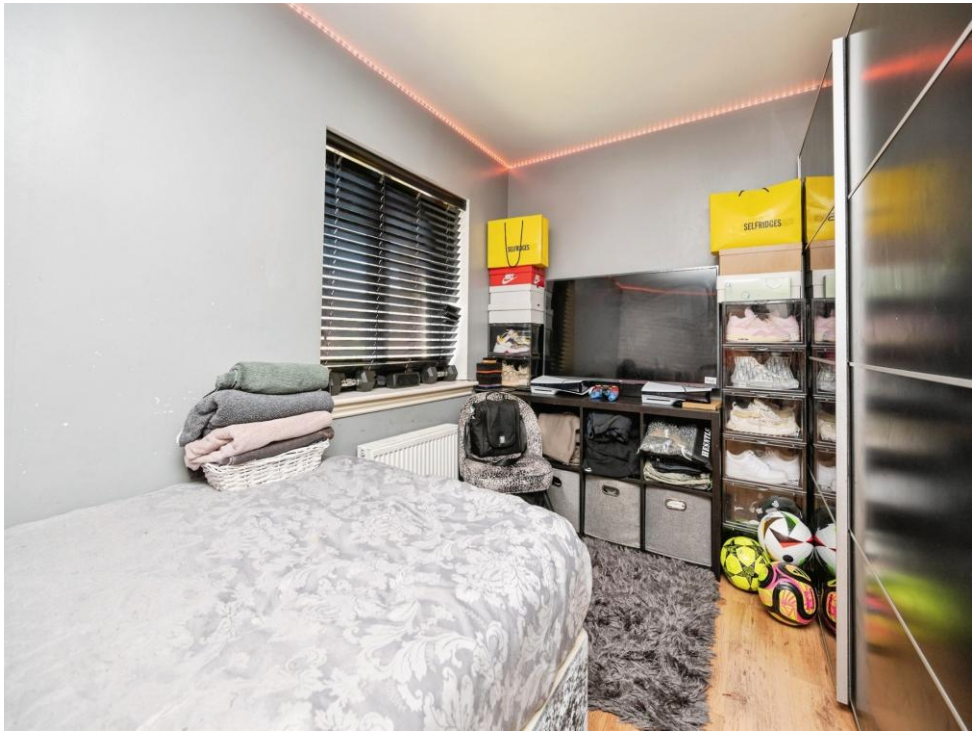
Up and over door.

## Rear Garden

Lawn with patio area.

## 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.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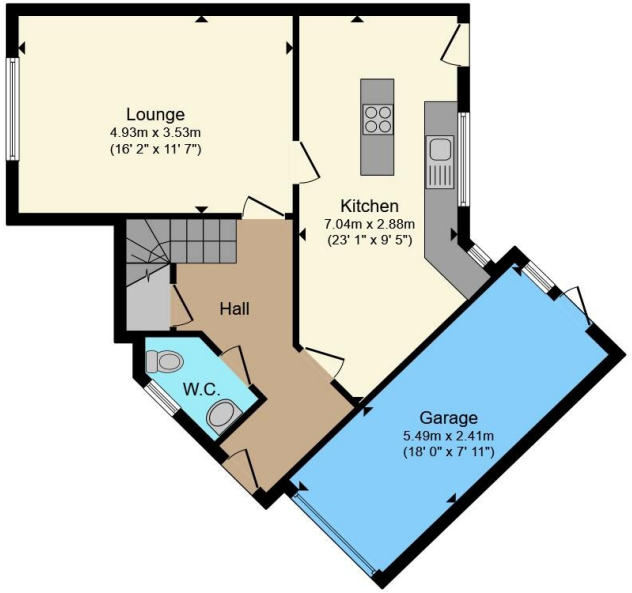


## Ground Floor

## First Floor

Total floor area 129.5 m² (1,394 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

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To view this property please contact Connells on

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70-76 Birmingham Street
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EPC Rating: C

Council Tax
Band: D

Tenure: Freehold

**view this property online connells.co.uk/Property/OLD313327**

The Property Ombudsman

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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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