

For Sale

£395,000 Freehold



The Woodlands Oldbury B68 9BA

Prime Properties in Smethwick
Discover this four-bedroom semi-detached home on The Woodlands, presented by Connells Bearwood. An ideal choice for families, commuters or investors seeking a well-connected property in a popular location. Contact Us Today – 0121 420 3611!

- Energy Rating: B
- FOUR BEDROOMS
- OPEN PLAN
- NEW BUILD
- EV CHARGING

Property Details

Ground Floor

Kitchen/Diner

A bright and modern open-plan kitchen/diner featuring sleek white cabinetry and contemporary marble-effect worktops. The spacious layout provides ample room for both dining and living, with large French doors that fill the space with natural light and open directly onto the rear garden. Finished with light wood-effect flooring, spotlights, a ceiling light point to the living area, and a fitted radiator.

W.C

A clean and modern en suite comprising a low-level W.C., compact wash basin with mixer tap, and contemporary neutral décor. The space is finished with light wood-effect flooring and includes a fitted radiator.

Garage

Measuring 6.26m x 2.79m, this versatile space benefits from front access via the garage door, convenient rear access through a back door, and internal access from the kitchen. Ideal use for storage, parking, or use as a workshop.

Garden

The property benefits from a well-kept rear garden featuring a generous lawn and a paved patio area. The space is fully enclosed with fencing.

First Floor

Bedroom One

A bright front-facing bedroom featuring double-glazed windows to the front aspect with a radiator positioned beneath. The room is finished with soft grey carpeting and neutral décor, and includes a central ceiling light point along with modern wooden internal doors giving access to the adjoining en suite.

En-Suite

A stylish en suite fitted with a corner shower enclosure featuring tiled surrounds and a chrome mixer shower. The space includes a wall-mounted wash basin with splashback, neutral décor, and a skylight window that provides natural light while maintaining privacy.

Bedroom Two

A bright front-facing bedroom featuring double-glazed windows to the front aspect with a radiator positioned beneath. The room is finished with soft grey carpeting and neutral décor, and includes a central ceiling light point along with modern wooden internal doors.

Bedroom Three

A bright rear-facing bedroom featuring double-glazed windows to the front aspect with a radiator positioned beneath. The room is finished with soft grey carpeting and neutral décor, and includes a central ceiling light point along with modern wooden internal doors.

Bedroom Four

A bright front-facing bedroom featuring double-glazed windows to the front aspect with a radiator positioned beneath. The room is finished with soft grey carpeting and neutral décor, and includes a central ceiling light point along with modern wooden internal doors.

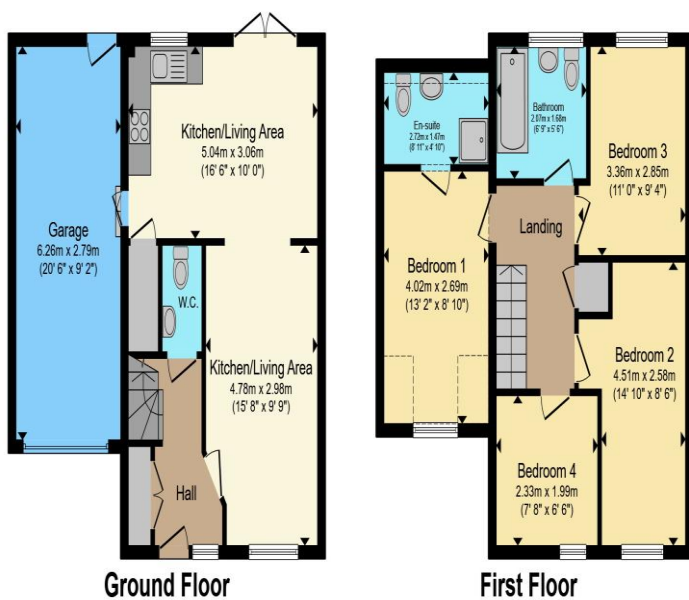
Bathroom

A modern family bathroom featuring a panelled bath with overhead shower and glass screen, pedestal wash basin, and low-level W.C. Finished with contemporary neutral tiling, a double-glazed obscured window for natural light and privacy, and a chrome heated towel rail.

Agent Notes

Please note that an AML fee of £80 inc VAT is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 115.5 m² (1,243 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



To view this property please contact Connells on

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Property Ref: BEA312777 - 0005

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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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