



Connells

Wolverhampton Road
OLDBURY



Property Description

Situated in a highly sought-after residential location, this substantial and beautifully extended five-bedroom family home offers an exceptional amount of living space, perfectly suited to modern family life. Boasting versatile accommodation throughout, the property is ideally positioned close to excellent local amenities, highly regarded schools, Langley Green Train Station and Junction 2 of the M5 motorway, making it an ideal choice for commuters.

The accommodation briefly comprises a welcoming entrance hallway, three spacious reception rooms providing flexible living and entertaining space, a convenient downstairs WC, a generous modern fitted kitchen/diner with ample storage and worktop space, and a separate utility room.

To the first floor are five well-proportioned bedrooms, including an impressive master bedroom benefiting from its own en-suite shower room, together with a stylish family bathroom serving the remaining bedrooms.

Externally, the property enjoys a large, private rear garden offering excellent outdoor space for families and entertaining. To the front, a substantial driveway provides off-road parking for multiple vehicles.

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.

Front Of Property

A substantial driveway providing off-road parking for multiple vehicles

Entrance Hall

Accessed via the main entrance door, featuring stairs rising to the first-floor landing.

Lounge

21' 11" x 11' 2" (6.68m x 3.40m)

spacious living area featuring bi-fold doors opening directly onto the rear garden and a central heating radiator.

Dining Room

12' 4" x 10' 4" (3.76m x 3.15m)

Positioned at the front of the property, boasting a double-glazed bay window and a central heating radiator.

Third Reception Room

18' 2" x 8' 5" (5.54m x 2.57m)

A versatile room with a double-glazed window to the front elevation and a central heating radiator.

Open Plan Kitchen Diner

18' x 15' 10" (5.49m x 4.83m)

A large, modern fitted space featuring a central island unit, dedicated gas point for cooking, cooker hood, and a double-glazed window looking out to the rear.

Utility Room

12' 3" x 8' 2" (3.73m x 2.49m)

fitted with a selection of wall and base units, plumbing for a washing machine, and an external door leading out to the rear garden.

Landing

Providing access to all first-floor rooms and featuring access to the loft space.

Master Bedroom

15' 9" x 8' 2" (4.80m x 2.49m)

A spacious double bedroom with a double-glazed window to the rear elevation and a central heating radiator.

Ensuite

Equipped with a double shower cubicle, wash hand basin, low-level WC, and a heated towel rail.

Bedroom Two

15' 2" x 10' 6" (4.62m x 3.20m)

Featuring a double-glazed window to the rear elevation and a central heating radiator.

Bedroom Three

13' 2" x 9' 6" (4.01m x 2.90m)

Boasting fitted wardrobes, a double-glazed window to the front elevation, and a central heating radiator.

Bedroom Four

14' 6" x 8' 4" (4.42m x 2.54m)

Comprising a double-glazed window to the front elevation and a central heating radiator.

Bedroom Five

7' 5" x 6' 11" (2.26m x 2.11m)

Featuring a double-glazed window to the front elevation and a central heating radiator.

Family Bathroom

A complete four-piece suite comprising a bath, separate shower cubicle, wash hand basin, low-level WC, heated towel rail, and a double-glazed window to the side elevation.

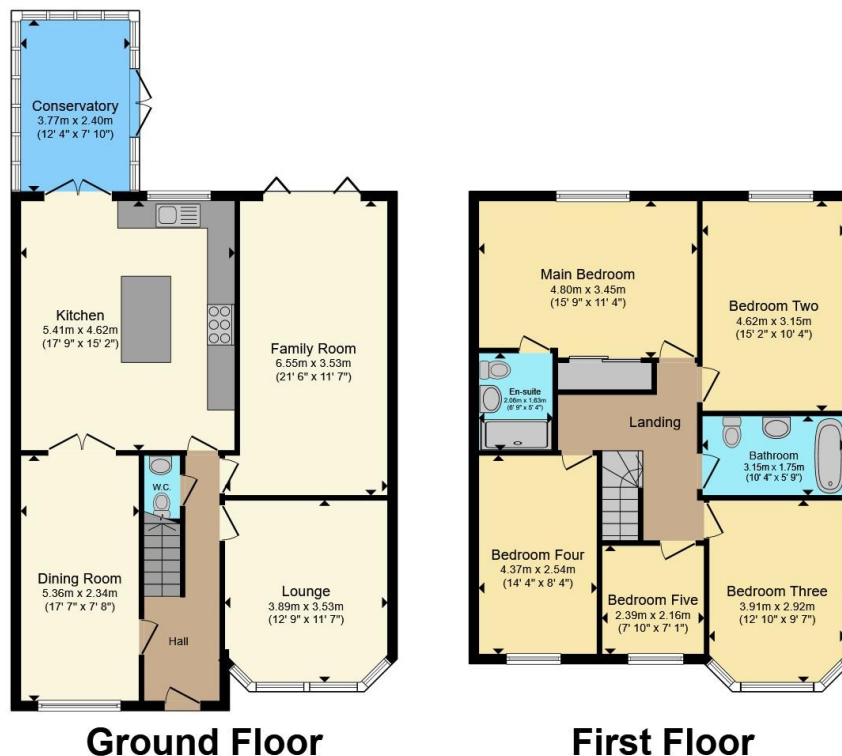
Rear Garden

A large, beautifully presented, and low-maintenance rear garden featuring a paved patio area ideal for outdoor dining, leading onto high-quality astroturf.









Total floor area 177.7 m² (1,912 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

Connells

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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/OLD313325



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