

Connells

Bromford Road
Oldbury

# Bromford Road
# Oldbury B69 3BL

for sale
**£140,000**







## Property Description

Situated in a convenient and well-connected location, this attractive two-bedroom coach house benefits from its own private garden, driveway and garage, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The property briefly comprises an entrance hall, landing, spacious lounge, fitted kitchen, two well-proportioned bedrooms, en-suite shower room to the master bedroom and a separate family bathroom.

Externally, the property benefits from its own private garden, providing an ideal space for outdoor relaxation, together with a driveway and garage offering valuable off-road parking and storage.

The property is ideally positioned within walking distance of Sandwell & Dudley train station, providing convenient rail links. Oldbury town centre is also close by, offering a range of shopping facilities and local amenities. The property further benefits from excellent transport links, being situated on a main bus route and within easy reach of Junction 2 of the M5 motorway.

Offered for sale with NO UPWARD CHAIN, early viewing is highly recommended to appreciate the accommodation, outside space and convenient location on offer.

## Agents Note

We have been advised the following Leasehold Tenure Information & Costs:

125 Years from 16/11/2007, which means there are currently 106 years remaining.

Current Ground Rent Approximately £ per annum

Current Annual Service Charge of £1459.57 per annum

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.

### Lounge
14' 8" x 12' 2" ( 4.47m x 3.71m )

### Kitchen
9' 2" x 8' 2" ( 2.79m x 2.49m )

### Bedroom One
13' 9" x 8' 3" ( 4.19m x 2.51m )

### Bedroom Two
7' 8" x 7' 6" ( 2.34m x 2.29m )

### Garage
17' 10" x 8' 2" ( 5.44m x 2.49m )







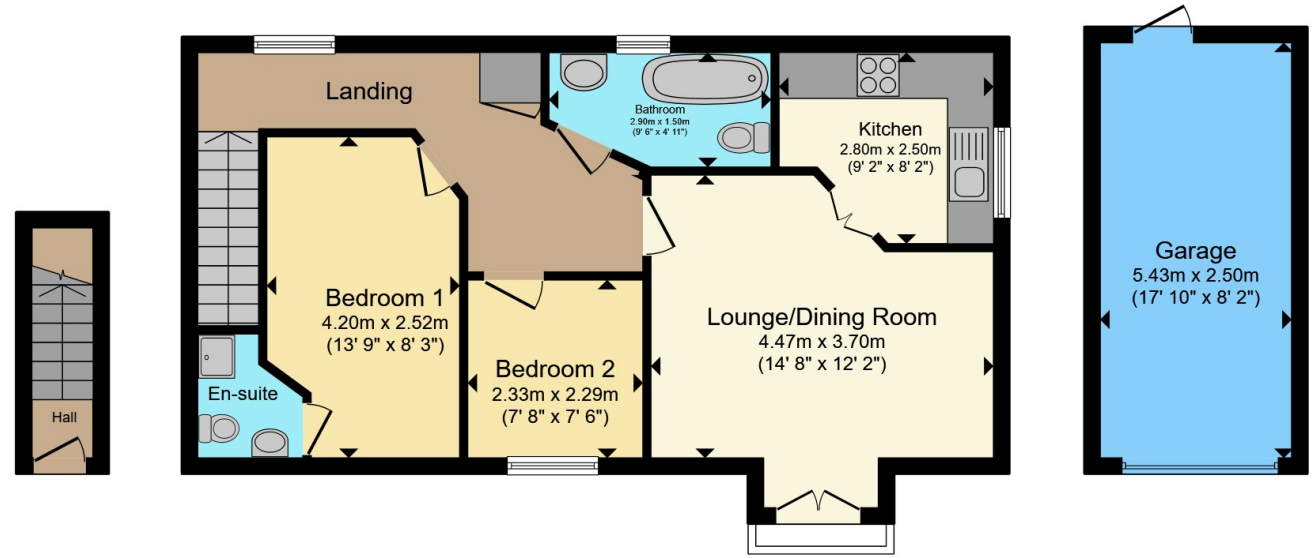













Total floor area 72.0 m² (775 sq.ft.) approx

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

**T 0121 552 2671**
**E oldbury@connells.co.uk**

70-76 Birmingham Street
OLDBURY B69 4EB

EPC Rating: C

Council Tax Band: B

Service Charge: 1459.57

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online connells.co.uk/Property/OLD313261**

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Nov 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.