

Connells

Witley Crescent
Oldbury

Witley Crescent
Oldbury B69 1FF

for sale
£260,000







Property Description

The accommodation benefits from a welcoming living space, a generously sized kitchen/diner, providing plenty of room for family dining and entertaining, three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a large driveway providing ample off-road parking, together with an impressive generous rear garden, offering excellent outdoor space for families and those who enjoy entertaining. There is also exciting potential to extend the property, subject to the necessary planning permissions and building regulations.

Conveniently located for excellent transport links, the property is within easy reach of Junction 2 of the M5 motorway and Sandwell & Dudley railway station, making it ideal for commuters. Local amenities, shops and schools are also accessible nearby.

Offered for sale with NO UPWARD CHAIN, this property represents a fantastic opportunity for first-time buyers, families and those looking to put their own stamp on a home.

Early viewing is highly recommended to fully appreciate the space, potential and location on offer.

Agents Note

- This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

- We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

- The monthly service charge of £11.71pcm is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.

- We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.

- The property is within an area of a coalfield or previous mining activity. Please make all necessary enquiries with relevant authorities to satisfy.

Lounge
14' 1" x 13' 6" (4.29m x 4.11m)

Kitchen Diner
17' 2" x 10' 11" (5.23m x 3.33m)

Bedroom One

12' 10" x 10' 5" (3.91m x 3.17m)

Bedroom Two

12' 3" x 10' 5" (3.73m x 3.17m)

Bedroom Three

9' 7" x 6' 5" (2.92m x 1.96m)

Bathroom

6' 7" x 6' 7" (2.01m x 2.01m)







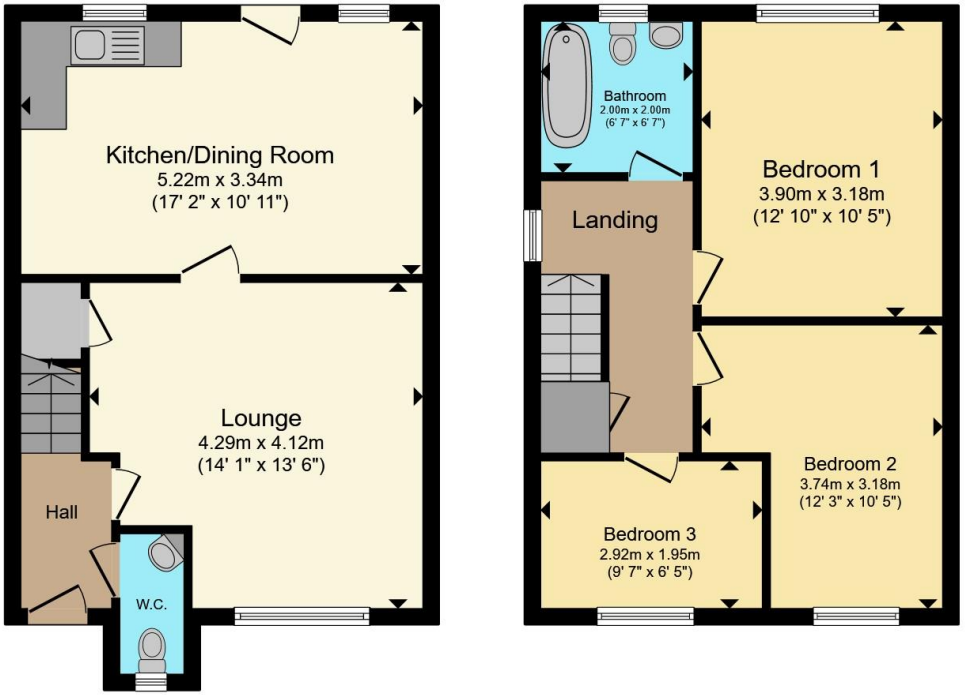












Ground Floor **First Floor**

Total floor area 82.6 m² (889 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

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: C

Tenure: Freehold

view this property online connells.co.uk/Property/OLD313708

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.

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.