



**Connells**

Oak Road  
West Bromwich



## Property Description

These beautifully designed extended home is the perfect step up for your next family home. Oak Road is located near Bromford Lane which in itself offers an array of shops and amenities, as well as major bus links giving you easy access to West Bromwich and Oldbury town centres. You have both Lodge Road Tram stop and Sandwell & Dudley Train Station within walking distance giving you easy access to Birmingham City Centre. The property is located within catchment and walking distance to both Sandwell College and Holy Trinity primary school.

The properties themselves are split over two floors. Firstly you are welcomed by a light and welcoming hallway with access to the front lounge and then to the modern open plan kitchen diner with fitted appliances. To the first floor you have three generously sized bedrooms and a modern bathroom suite.

CALL NOW TO ARRANGE YOUR VIEWING!

## On Approach

Set back from the roadside the property benefits from a tarmac driveway providing ample off road parking for multiple cars.

## Entrance Hall

Offering a double-glazed door and window to the front elevation, the hallway features stairs rising to the first floor, an understairs storage cupboard, tiled flooring, a centrally heated radiator, and internal doors leading through to both the lounge and dining room

## Lounge

18' x 11' 2" ( 5.49m x 3.40m )

Featuring a double-glazed bay window to the front elevation, a centrally heated radiator, bi-fold doors opening onto the rear garden, and a feature fireplace set within a surround.

## Dining Room

9' 4" x 5' 1" ( 2.84m x 1.55m )

Finished with tiled flooring and a centrally heated radiator, the space opens into the kitchen.

## Kitchen

13' 2" x 9' 2" ( 4.01m x 2.79m )

A fully fitted kitchen offering a range of modern wall and base units with complementary work surfaces, stainless-steel sink and drainer, splash-back tiling, and integrated appliances including a dishwasher, oven, and hob with cooker hood above. Additional features include plumbing for a washing machine, a centrally heated radiator, tiled flooring, a double-glazed window overlooking the rear aspect, and a double-glazed side door providing access to the rear garden.

## First Floor Landing

Stairs from the entrance hall, double glazed window to the side and doors to bedroom one, bedroom three and the family bathroom.

## Bedroom One

15' 4" x 11' ( 4.67m x 3.35m )

Featuring two double glazed windows to the front and a central heated radiator.

## Bedroom Three

11' 3" x 9' 5" ( 3.43m x 2.87m )

Featuring a double glazed window to the rear and a central heated radiator.

## Bedroom Two

13' 2" x 9' 11" ( 4.01m x 3.02m )

Accessed via bedroom three, the room features a double glazed window to the rear, fitted wardrobes and a central heated radiator.

## Family Bathroom

Well-appointed bathroom comprising a panelled bath with shower over and glass screen, wash hand basin and WC set within a vanity unit, centrally heated radiator, and tiling to walls.

## Rear Garden

The garden offers a concrete-print patio area to the front, a neatly maintained central lawn, and a decked patio to the rear—providing versatile spaces for outdoor relaxation and entertaining









**Ground Floor**



**First Floor**

Total floor area 94.6 m<sup>2</sup> (1,018 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](http://www.propertybox.io)



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EPC Rating: Council Tax  
Awaited Band: B

Tenure: Freehold

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