for sale

£280,000 Freehold

Paul Dubberley



Pel Crescent Oldbury B68 8SS

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Property Description

Situated in a popular and well-established residential location, this beautifully presented home offers spacious and versatile accommodation ideal for families, first-time buyers, or investors alike. The property boasts a welcoming entrance hallway, a bright and comfortable lounge, and a modern fitted kitchen with ample storage and workspace. Upstairs, there are well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a generous rear garden, perfect for outdoor entertaining and family enjoyment, while off-road parking adds further convenience. Conveniently positioned close to local schools, shops, transport links, and amenities, this is an excellent opportunity to acquire a fantastic home in a sought-after area of Oldbury.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

Entrance Hall

Having a double glazed door to the front, radiator, stairs to the first floor landing and doors to

Cloakroom

Having a double glazed window to the front, radiator, wc, wash hand basin and extractor fan

Kitchen

Having a fitted kitchen with a range of wall and base units, sink drainer, work surfaces over with tiling to splash back, integrated gas hob, integrated oven, cooker hood and plumbing for domestic appliances. Double glazed window to the front and radiator.

Lounge

Having double glazed french doors opening onto the garden patio area, two radiators, TV and telephone points, electric fireplace with surround, restricted head height

First Floor Landing

Having a double glazed window to the side, storage cupboard and doors to

Bedroom One

Having a double glazed window to the rear, fitted wardrobes, radiator and telephone point

En-Suite

Having a wc, wash hand basin, shower cubicle, radiator and extractor fan

Bedroom Two

Having a double glazed window to the front, fitted wardrobes and radiator

Bedroom Three

Having a double glazed window to the rear, fitted wardrobes and radiator

Family Bathroom

Having a double glazed window to the front, radiator, bath with mixer taps and shower over, wash hand basin with vanity unit, wc and extractor fan. Tiling to splash prone areas.

Rear Garden

Having a beautiful landscaped rear garden with a slabbed patio area, lawn with edging bricks, various shrubs and plants and side gated access.

Garage/Parking

Having a garage to the rear, with up and over door, with allocated parking bay in front of the garage.

Agents Note

an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.







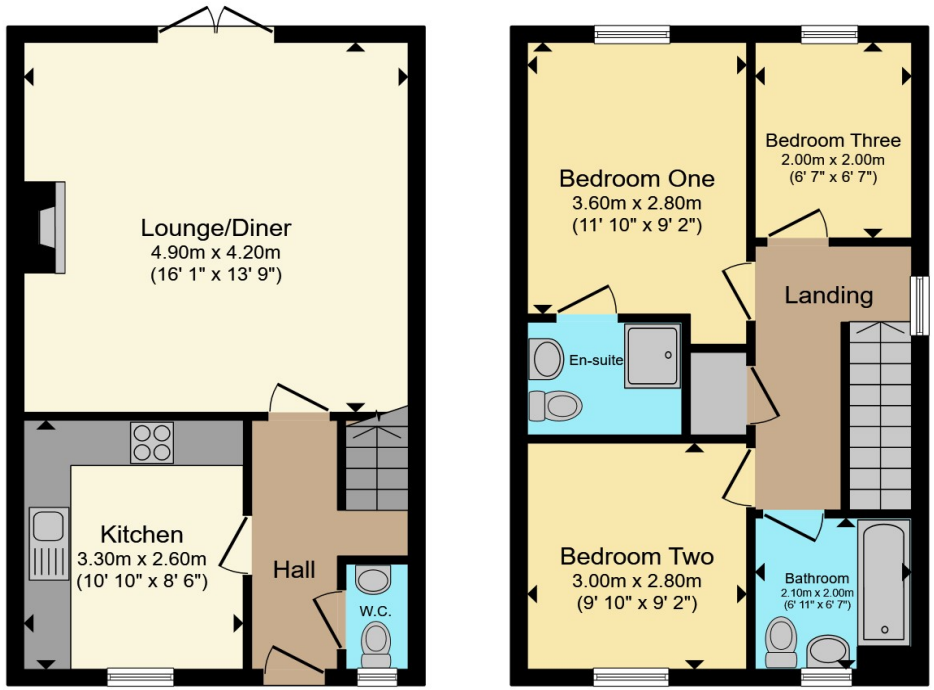












Ground Floor **First Floor**

Total floor area 81.3 m² (876 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

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EPC Rating: C

Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PWB103943

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.

Paul Dubberley is a trading name of Connells Residential which 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.

The Property Ombudsman