

8 KENDAL RISE

£315,000



“A great family home in a superb location”

Oldbury, West Midlands

This well-presented and deceptively spacious family home enjoys a superb location in a popular residential area near to Oldbury, benefitting from great commuter links, convenient amenities, schools and parks. With ample accommodation, a pretty rear garden, off-street parking and a garage this delightful property offers everything required for a growing family home.

- Deceptively spacious accommodation
- Pretty presentation
- Off-road parking
- Landscaped rear garden
- Garage
- Great, convenient location



In a prime, desirable residential location, Kendal Rise has access to nearby transport hubs including train links to Birmingham, Stourbridge and Worcester and sits within the catchment of Our Lady and St Hubert's Catholic Primary School, Moat Farm Junior School and Q3 Academy Langley.

On approach, a block-paved driveway provides ample, off-road parking and leads to the front door. The reception hall is bathed in natural light, courtesy of a large window overlooking the driveway. The hallway directly accesses a convenient cloakroom with WC and handbasin, and doorway leading into the main sitting area. This large room provides a great space for family time and has an attractive, painted chimney breast with an inset gas wood-burning effect stove housed underneath a pretty timber mantel, creating an intimate, cosy feel. Stairs lead up to the first floor.

The kitchen/ breakfast room sits to the rear of the property and has been completely modernised to create the perfect, open-plan space for entertaining and family mealtimes. A set of patio doors give views across the pretty rear garden and provides plenty of light. Split into two zones, the breakfast room section is amply large to accommodate a dining table whilst the stylish kitchen houses all the integrated appliances required for home life, including a dishwasher, fridge/ freezer, eye level grill and oven with induction electric hob and extractor. A door leads through to the utility room: powered and plumbed, this convenient additional room is the perfect spot for white goods such as washing machine and tumble drier. There is a wall-mounted Worcester boiler, door access to the garage (with mains electricity and power points) and a further rear door leading out to the garden.

Upstairs, there is a built-in airing cupboard and storage closet off the main landing as well as three well-presented bedrooms: two overlooking the front of the property and the largest, to the rear, overlooking the back garden. The stylish family bathroom has an above-bath shower with glass screen, WC and vanity wash handbasin.

Outside: A block-paved driveway provides off-road parking for at least two cars. To the rear of this sits the garage and, immediately to the side, a useful outside storage cupboard. The well-cared-for rear garden is neatly landscaped and has a lawn area, borders containing mature shrubs, a rear decked area for enjoying the sun and a patio area which backs directly onto the house: the perfect spot for enjoying summer barbecues.





Area: Kendal Rise enjoys a superb position in a popular residential area and, as well as benefitting from convenient school options and commuter links, is right on the door step of pretty Barnford Park. There is an array of local amenities of shops and services right on the doorstep, including independent shops, cafés, bakeries, public houses, restaurants, grocers, takeaways and supermarkets. The areas of Oldbury, Dudley, Harborne, Halesowen, Quinton and West Bromwich are all close-by and Birmingham city centre is only approx 5 miles away. For an easy route out of the city, Junction 2 of the M5 sits at the end of the Wolverhampton Road.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	D
Heating:	Gas central heating
Services:	Mains gas, water, electricity, drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes** (Fibre available)

* correct as of instruction date

** Source: BT



EPC and floor plan available on the website.

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