



## The Lenches

Oldbury, B69 1BF

Offers Around £375,000

- FOUR BEDROOM DETACHED PROPERTY
- GARAGE & DRIVEWAY
- ENSUITE TO MASTER BEDROOM
- EPC RATING: D
- NEUTRAL DECOR THROUGHOUT
- DOUBLE GLAZED & CENTRAL HEATED
- DOUBLE BEDROOMS
- REAR DINING ROOM
- DOWNSTAIRS WC
- REAR GARDEN

# The Lenches, Oldbury, B69 1BF

Love Your Postcode is delighted to present this stunning and spacious four-bedroom detached home, offering the perfect blend of modern comfort and timeless design. Ideal for families seeking generous living space, a peaceful location, and long-term potential, this property is ready to become your forever home.

## Why You'll Love This Home

**Spacious Living:** Four large double bedrooms provide ample space for every member of the family.

**Prime Location:** Set within a quiet and friendly neighbourhood, this property is close to excellent schools, local amenities, and convenient transport links, making everyday life both easy and enjoyable.

**Long-Term Potential:** With its versatile layout and modern features, this home offers lasting comfort and value for years to come.

## Step Inside

**Welcoming Lounge:** A warm and inviting space, perfect for relaxing evenings.

**Elegant Dining Room:** Ideal for entertaining, with picturesque views and direct access to the private rear garden.

**Outdoor Appeal:** A beautifully designed £10,000 patio enhances the exterior and provides a perfect space for outdoor enjoyment.

**Modern Kitchen and Utility Room:** A fully fitted kitchen with generous workspace, complemented by a separate utility room for convenience.

**Comfortable Bedrooms:** Four well-proportioned double bedrooms filled with natural light.

**Master Suite:** A spacious master bedroom with a private en-suite bathroom offering everyday luxury.

**Added Comfort:** Central heating and double glazing throughout.

**Ample Parking:** Off-road parking for up to three cars at the front of the property, ideal for families and guests.

## Property Details

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

**Lounge 16'0" x 10'8"**

**Dining Room 13'5" x 8'4"**

**Kitchen 10'6" x 10'6"**

**Downstairs WC 6'5" x 4'7"**

**Bedroom One 13'0" x 11'5"**

**En-Suite 4'2" x 5'2"**

**Bedroom Two 10'8" x 11'6"**

**Bedroom Three 10'8" x 7'5"**

**Bedroom Four 13'5" x 7'5"**

**Family Bathroom 5'2" x 6'5"**

**Further Information**

Only those items mentioned within these particulars are included in the sale. All other items are excluded or may be negotiable with the vendor by separate agreement.

Love Your Postcode has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their solicitor or surveyor. Double glazing and central heating exists only where specified.

