



Connells

Darbys Hill Road
Tividale Oldbury



Property Description

The property offers spacious living accommodation briefly comprising, entrance porch, hallway, down stairs w.c, dining room, lounge, utility room/ study, fitted kitchen, three bedrooms, refitted family bathroom, driveway, garage and a private mature rear garden

Entrance Porch

Having double glazed entrance door to the front elevation, double glazed window to the side & front elevations, door to

Entrance Hallway

Having double glazed door to the front elevation, stained glass feature window to the front elevation, stairs to the first floor accommodation.

Cloakroom

Low level w.c., wash hand basin, tiling to splashback.

Dining Room

14' 5" (max into bay) x 12' 3" (4.39m (max into bay) x 3.73m)

Double glazed bay window to the front, gas fireplace with feature surround, built-in cupboards & shelving.

Lounge

12' 9" x 12' 4" (3.89m x 3.76m)

Having double window to the rear & double glazed french doors to the rear, gas fireplace with feature surround, t.v. point, laminate flooring.

Utility / Study

10' 3" x 6' 4" (3.12m x 1.93m)

Having double glazed window to the rear, fitted wall and base units with work surfaces over, central heating radiator.

Kitchen

13' 7" x 7' 6" (4.14m x 2.29m)

Having a fitted kitchen comprising a range of wall and base units with work surfaces over to include one and a half bowl stainless steel sink & drainer unit, electric oven and electric hob with extractor over, integrated fridge freezer, breakfast bar, down lighters, double glazed door to the side, double glazed window to the rear, door to garage.

First Floor

Landing

Double glazed window to the side, doors to

Bedroom One

11' 11" x 14' 5" (into bay) (3.63m x 4.39m (into bay))

Double glazed bay window to the front elevation, fitted wardrobes & drawers, central heating radiator.

Bedroom Two

13' 2" x 11' 6" (4.01m x 3.51m)

Double glazed window to the rear, fitted wardrobes & drawers, central heating radiator.

Bedroom Three

7' 5" x 6' 5" (2.26m x 1.96m)

Double glazed window to the front, fitted wardrobe, central heating radiator.

Bathroom

Refitted suite to comprise p-shaped bath with mixer tap & shower attachment with glass shower screen, wash hand basin in vanity unit, low level w.c., central heating radiator, double glazed window to the rear elevation.

Outside

To the front of the property there is print driveway giving off road parking. Private rear garden having paved patio area, lawned foregarden with borders with various plants and shrubs, pond, shed.

Garage

15' 3" x 7' 7" (4.65m x 2.31m)

Up & over door, power & lighting, wall mounted central heating boiler.

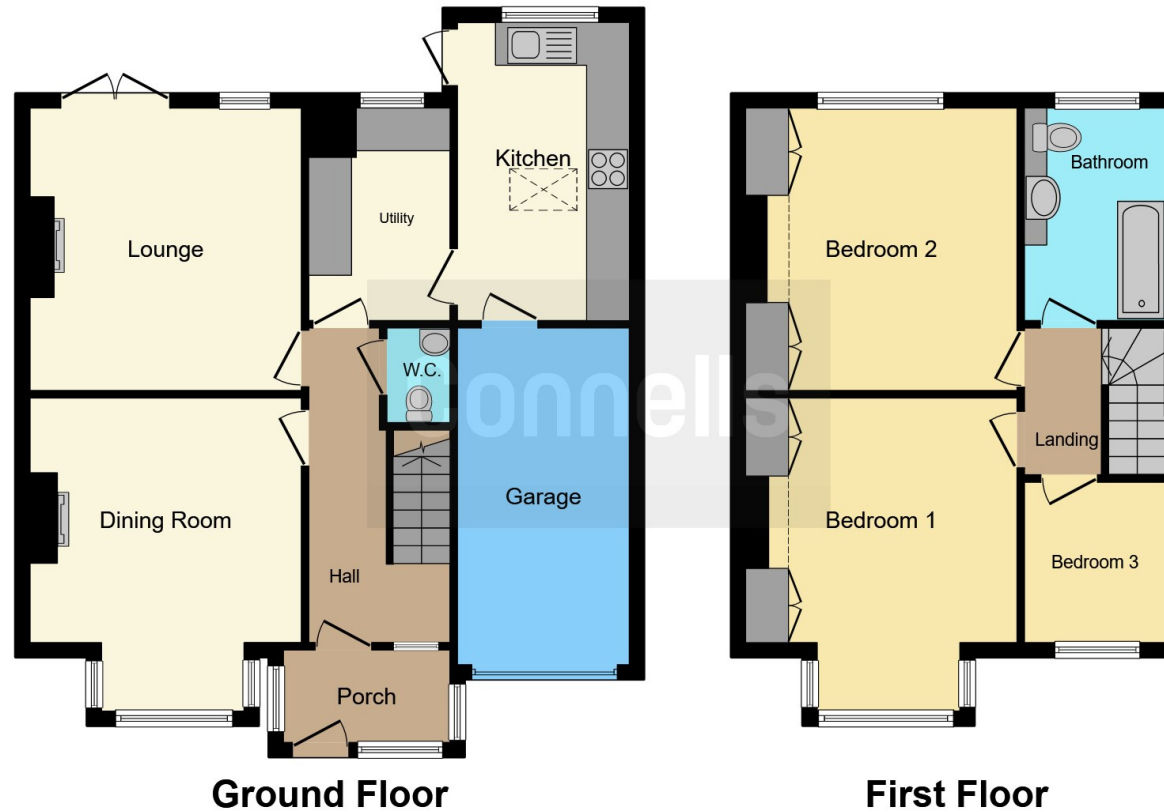
Agents Notes

Under the terms of The Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a close associate of an employee of Connells Residential









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUD312312



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUD312312 - 0006