



**Connells**

City Road  
Tividale Oldbury





### Property Description

Entering the property into the welcoming entrance hallway, the ground floor comprises of a spacious lounge with fireplace, kitchen/diner with patio doors on to garden and utility room. The first floor comprises of three great sized bedrooms and a family bathroom.

To the front of the property is a lawned fore garden having potential to turn into driveway and to the rear is a low maintenance paved garden.

Situated in the convenient location of Tividale, Oldbury, this property benefits from excellent local amenities and schooling with fantastic travel links and easy access to the M5 network

### Entrance Hall

Entrance door to front elevation, stairs to first floor accommodation, double glazed window to side and radiator.

### Lounge

12' 9" x 12' 5" ( 3.89m x 3.78m )

Double glazed window to front elevation, gas fire with feature surround, radiator and t.v point.

### Kitchen Diner

19' 6" x 9' 8" ( 5.94m x 2.95m )

Fitted kitchen comprising a range of wall and base units with work surfaces over, drainer sink unit, gas cooker point, extractor, space for domestic appliances, under stairs storage cupboard, tile floor, radiator, double glazed window and patio doors to rear elevation.

### Utility Room

Doors to front and rear elevation , double glazed window to side, Door to brick built store.

## Landing

Double glazed window to side, loft access.

## Bedroom One

12' 4" x 8' 8" ( 3.76m x 2.64m )

Double glazed window to front, fitted wardrobes, radiator.

## Bedroom Two

10' 10" x 9' 8" ( 3.30m x 2.95m )

Double glazed window to rear, built in cupboard housing central heating boiler, radiator.

## Bedroom Three

8' 6" max x 8' 2" max ( 2.59m max x 2.49m max )

Double glazed window to front, radiator.

## Bathroom

Suite to comprise paneled bath with mixer tap, wash hand basin, llwc, tiling, radiator, airing cupboard, double glazed window to rear.

## Outside

### Front Elevation

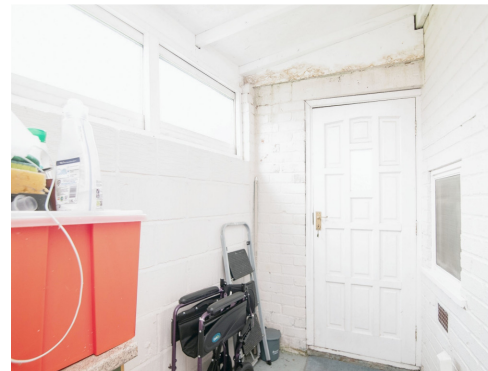
Paved pathway leading to the property and a lawned fore garden with various plants and shrubs.

### Rear Elevation

A private enclosed low maintenance rear garden.

### Agents Notes

The sale of this Property will be subject to receipt of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer



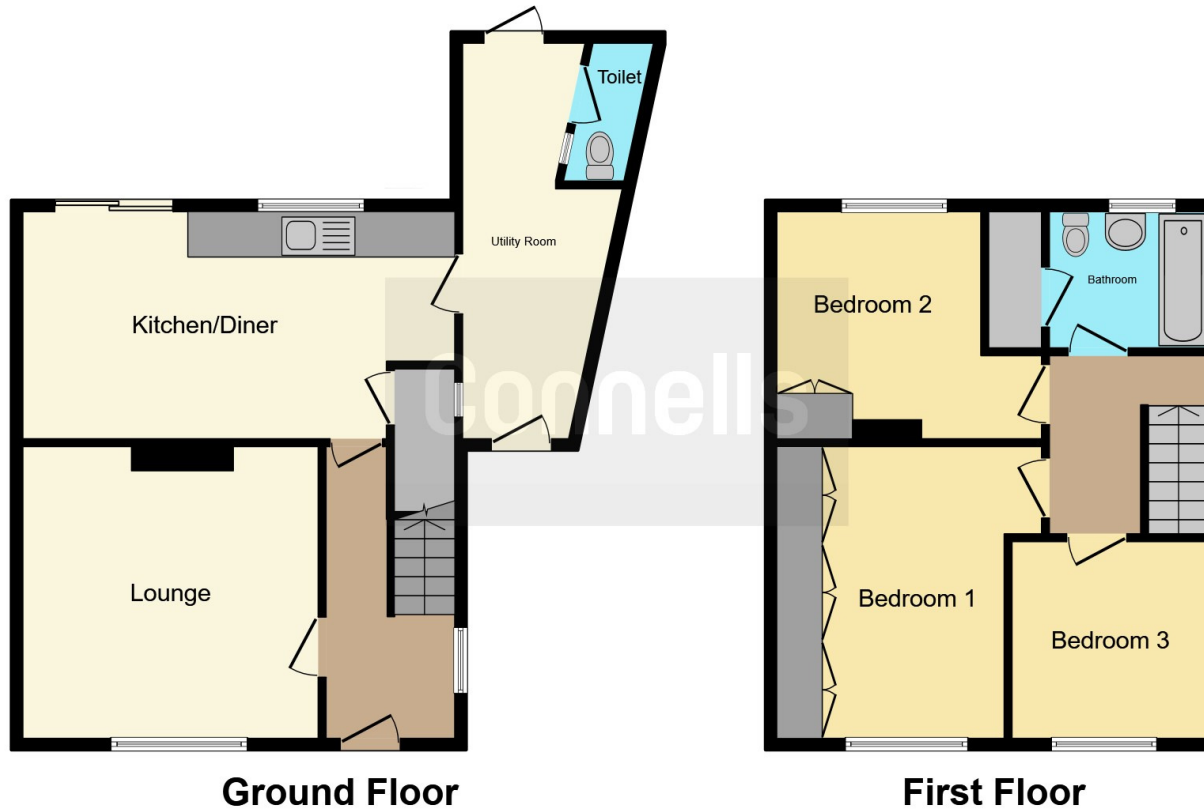












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/DUD312321](http://connells.co.uk/Property/DUD312321)**

Tenure: Freehold



Awaiting Photograph

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.

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