



Connells

Barncroft Road
Tividale Oldbury



Property Description

This elegantly presented and meticulously maintained semi-detached home is located in the sought-after Tividale area. It offers move-in-ready accommodation, making it an excellent choice for first-time buyers and families alike. The property features off-road parking, a rear kitchen extension, and three generously sized bedrooms. Additionally, it boasts a prime location with easy access to local schools, outstanding transport links, and various amenities.

Entrance Porch

Double glazed door to front elevation

Entrance Hall

Door to front elevation, stairs to first floor, central heating radiator, built in storage cupboard.

Lounge

23' 6" x 11' 4" (7.16m x 3.45m)

Double glazed window to front elevation, double glazed french doors to rear elevation, two central heating radiators, electric fire point with feature surround.

Kitchen

Irregular Shaped Room 12' 5" max x 11' 8" (3.78m max x 3.56m)

A fitted kitchen to include wall and base units with work surfaces over, tiling to splashback, stainless steel sink and drainer unit with mixer tap over, electric cooker point, plumbing for washing machine & dishwasher, space for domestic appliances, built in storage pantry, double glazed windows to front & rear elevations, double glazed door leading to garden.

First Floor

Landing

Double glazed window to side elevation, loft access

Bedroom One

12' 8" x 10' 3" (3.86m x 3.12m)

Double glazed window to front elevation, central heating radiator

Bedroom Two

10' 8" x 10' 5" (3.25m x 3.17m)

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

Bedroom Three

9' 6" x 7' max (2.90m x 2.13m max)

Double glazed window to front elevation, central heating radiator.

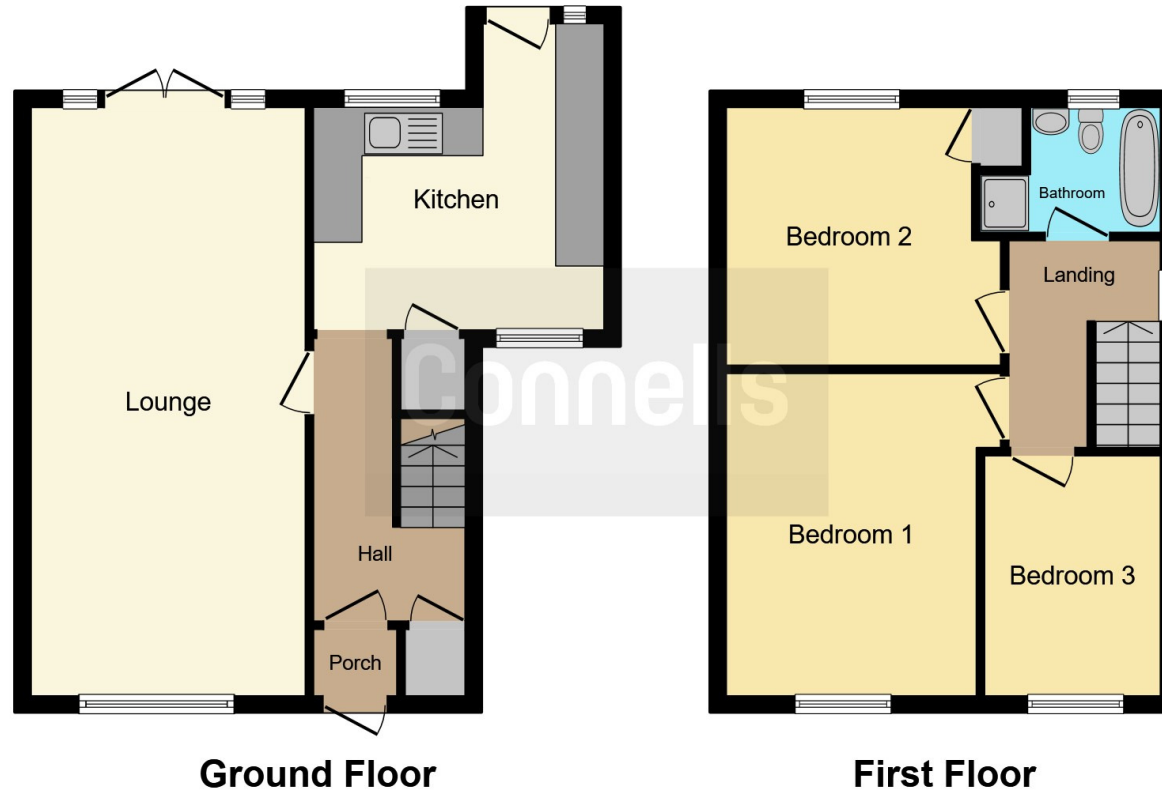
Bathroom

Suite to comprise bath, separate shower enclosure, wash hand basin in vanity unit, low level WC, tiling, double glazed window to rear elevation.









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.focalagent.com

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: Awaited
 Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/DUD313744



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: DUD313744 - 0004