



**Connells**

Beech Road  
Tividale Oldbury





### Property Description

This well-maintained traditional semi-detached home is located in the highly desirable Tivdale area and comes with the advantage of no upward chain. It features spacious living accommodations that are perfect for families, including three generously sized bedrooms and two reception rooms. The property boasts a charming mature rear garden and a convenient ground floor wet room, enhancing its appeal as a family residence. Additionally, it enjoys a prime location close to local schools, amenities, and transport links.

### Entrance Hall

Door to the front elevation, central heating radiator, built-in understairs storage pantry, stairs to first floor accommodation.

### Lounge

13' 2" x 11' 9" ( 4.01m x 3.58m )

Double glazed window to the front, central heating radiator.

### Dining Room

16' 4" (into bay) x 11' 10" ( 4.98m (into bay) x 3.61m )

Double glazed french doors to the rear leading to garden, gas fire with feature surround, central heating radiator.

### Kitchen

9' 6" x 6' 8" ( 2.90m x 2.03m )

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, gas cooker point, space for domestic appliances, tiling to splashback, central heating boiler, double g





## First Floor

### Landing

Double glazed window to the side, loft access ( via ladder & light).

### Bedroom One

13' 4" x 10' 8" ( 4.06m x 3.25m )

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

### Bedroom Two

11' 2" x 10' 9" ( 3.40m x 3.28m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

10' x 7' 2" ( 3.05m x 2.18m )

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

### Separate W.C.

Double glazed window to the side, w.c.

### Bathroom

Suite to comprise bath, wash hand basin, fitted storage cupboard, central heating radiator, tiling, double glazed window to the rear.

## Outside

To the front of the property tarmac driveway giving off road parking, lawned area with various shrubs & borders. Mature landscaped rear garden having paved patio area with path down to further lawned area with further patio area & various shrubs & borders.

### Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



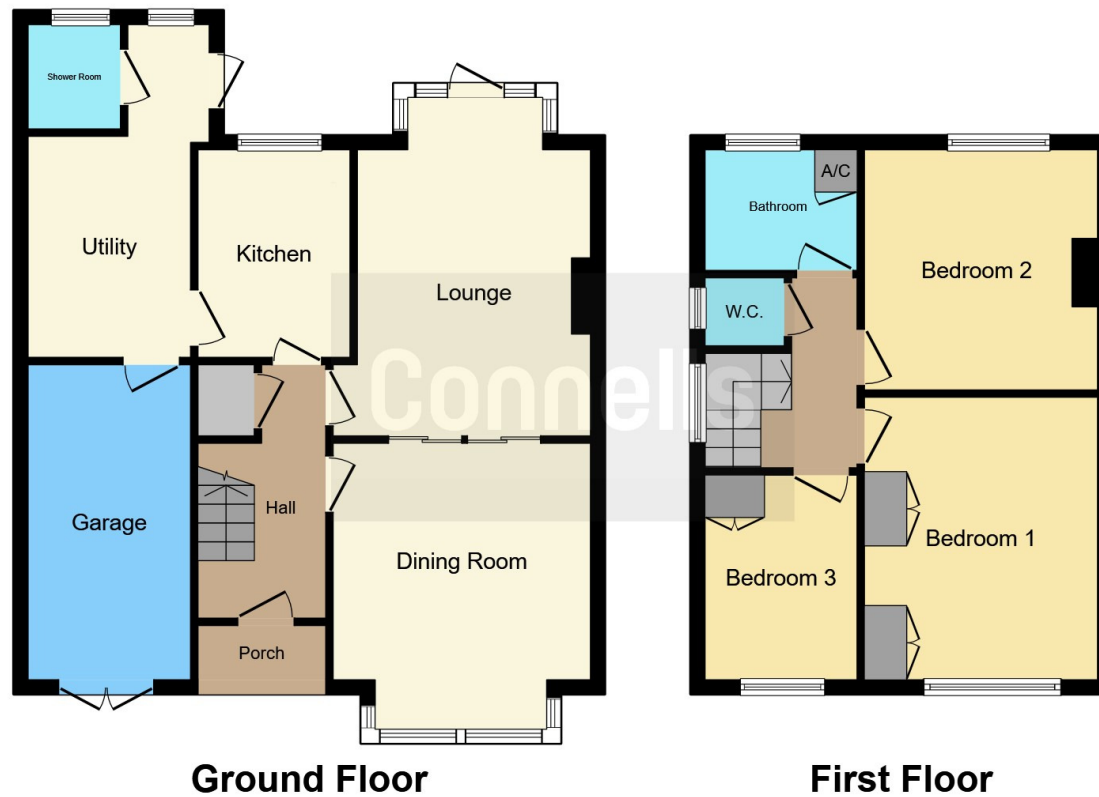












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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4 & 5 Stone Street  
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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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