



**Connells**

Willow Drive  
Tividale Oldbury





## Property Description

**\*\*DECEPTIVELY SPACIOUS TWO BEDROOM PROPERTY\*\*** PRIME FOR ANY FTB OR INVESTOR ALIKE. THIS PROPERTY HAS LOTS OF ADDITIONAL SPACE AND THE POTENTIAL TO CATER FOR THE LARGER FAMILY. LARGE REAR GARDEN AND DRIVEWAY TO FRONT. MUST BE VIEWED TO APPRECIATE ALL ACCOMMODATION ON OFFER. CALL TODAY ON 0121-552-2671

## Entrance Hall

Having door to front, stairs to first floor and doors leading to:

## Downstairs Bathroom

Having bath with shower over, wash hand basin, low level WC, side window and towel rail.

## Lounge

12' x 13' 4" ( 3.66m x 4.06m )  
having door to front and wall mounted radiator.

## Dining Room

14' 8" x 8' 4" ( 4.47m x 2.54m )  
Having rear double glazed window and wall mounted radiator.

## Kitchen

10' x 6' 2" ( 3.05m x 1.88m )

Having wall and base units, electric cooker point and cooker point over, sink/drainer integrated into work surface, plumbing for washing machine, front double glazed window.

## Extension Room

12' x 16' ( 3.66m x 4.88m )

## Landing

Having rear double glazed window and loft access.

## Bedroom One

15' 5" x 9' 7" ( 4.70m x 2.92m )

Having front double glazed window and wall mounted radiator.

## Bedroom Two

9' 7" x 10' ( 2.92m x 3.05m )

Having rear double glazed window and wall mounted radiator.

## Loft Room

15' 4" x 13' 6" ( 4.67m x 4.11m )

Loft room perfect for extra storage or additional room for family.

## Rear Garden

Large rear garden that is landscaped into section with a decking area perfect for your table and chairs, ready to enjoy time with friends and family.



## Front Of Property

Driveway to front.















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)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD311655](http://connells.co.uk/Property/OLD311655)**



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.

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