



**Connells**

Poplar Avenue  
Tividale OLDBURY



## Property Description

**\*\*NEW THREE BEDROOM PROPERTY COMING TO THE MARKET\*\*** Perfect for first time buyers and families this property is a traditional semi with bay fronted windows. Close to local amenities and schools, this is one you won't want to miss!

Internally the property comprises of TWO reception rooms, kitchen, utility, three bedrooms and a bathroom.

Externally the property comprises of a good size driveway to the front and a good size beautifully presented garden to the rear.

To arrange a viewing on this property, please call the sales team TODAY on 0121-552-2671

## Entrance Hall

Having front door and wall mounted radiator.

## Lounge

13' 1" into bay x 11' 4" max ( 3.99m into bay x 3.45m max )

Double glazed window to front and wall mounted radiator.

## Dining Room

16' 4" x 10' 1" plus recess ( 4.98m x 3.07m plus recess )

Having wall mounted radiator.

## Kitchen

15' 4" max x 14' 9" max ( 4.67m max x 4.50m max )

Wall and base units, sink/drainer integrated into work surface, gas cooker point, double glazed window to rear and plumbing for washing machine.

## Utility Room

10' 9" plus recess x 5' 10" ( 3.28m plus recess x 1.78m )

## Landing

Having double glazed window to side and loft access, doors leading to various rooms.

## Bedroom One

13' 7" into bay x 9' 4" max ( 4.14m into bay x 2.84m max )

Having double glazed bay window to front, fitted wardrobes and wall mounted radiator.

## Bedroom Two

10' 4" x 10' 2" max ( 3.15m x 3.10m max )

Having double glazed window to rear, fitted wardrobes and wall mounted radiator.

## Bedroom Three

7' 3" x 6' 3" ( 2.21m x 1.91m )

Having double glazed window to front, fitted wardrobes and wall mounted radiator.

## Bathroom

Having Bath with shower over, wash hand

basin, low level WC, rear double glazed window and wall mounted radiator.

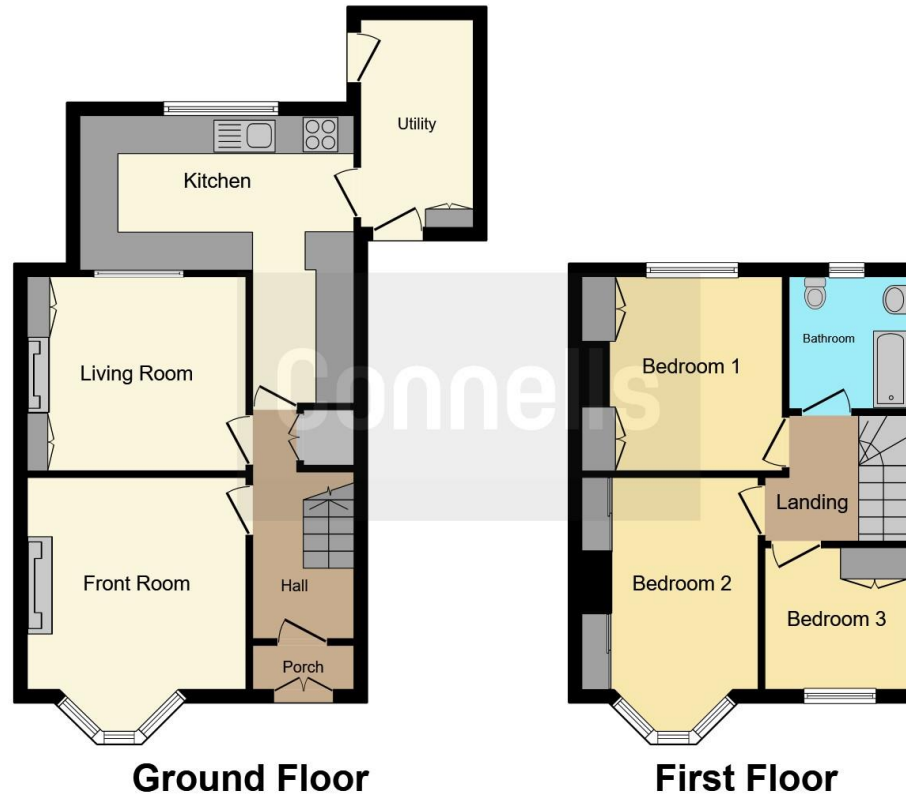
## Rear Garden

Having a workshop with power and lighting.









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: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD308865](http://connells.co.uk/Property/OLD308865)**



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