



Connells

Birch Crescent  
Tivdale Oldbury



## Property Description

**\*\*THIS THREE BEDROOM BAY FRONTED SEMI DETACHED PROPERTY IS IDEAL FOR FIRST TIME BUYERS\*\*** BENEFITS FROM OFF ROAD PARKING, CLOSE TO LOCAL AMENITIES AND CLOSE TO THE M5 MOTORWAY!

This three bedroom property has so much to offer. Internally it comprises of a lounge/dining room, good size kitchen to the rear, three bedrooms and a bathroom with a separate w/c.

Externally it benefits from off road parking for multiple cars and a good sized rear garden with a brick built building perfect for storage or an extra space to relax.

call the sales team TODAY on 0121-552-2671 to arrange a viewing!

## Lounge

22' 3" plus bay x 9' 9" ( 6.78m plus bay x 2.97m )

Having double glazed bay window to front, double glazed window to side, two wall mounted radiators and storage cupboard.

## Kitchen

12' 9" x 8' 10" ( 3.89m x 2.69m )

Having wall and base units, sink/drainer integrated into work surface, integrated electric oven and hob with Ex. fan over. boiler, integrated fridge/freezer and double glazed window to rear.

## Landing

Having double glazed window to side, wall mounted radiator, loft access and doors leading to:

## Bedroom One

11' 9" x 10' 5" ( 3.58m x 3.17m )

Having double glazed window to front. wall mounted radiator and storage cupboard.

## Bedroom Two

13' 8" x 7' ( 4.17m x 2.13m )

Double glazed window to rear and wall mounted radiator.

## Bedroom Three

9' 5" x 5' 9" ( 2.87m x 1.75m )

Having double glazed window to rear and wall mounted radiator.

## Bathroom

Bath with shower over, wash hand basin.

Separate WC, wash hand basin, double glazed window to side.

## Rear Garden

Having patio area and access to the side with gate access. Brick built garage.









**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD311713](https://www.connells.co.uk/Property/OLD311713)**

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