



**Connells**

Birch Crescent  
Tividale OLDBURY



# Birch Crescent Tivdale OLDBURY B69 1UF

for sale offers over  
**£220,000**



## Property Description

This well-maintained three-bedroom family property is situated in a highly desirable location. It offers a spacious living environment with a large rear garden, ideal for outdoor activities and relaxing. The property also features a private driveway for off-road parking and a bright, airy conservatory perfect for additional living space. Inside, you'll find a generous kitchen/diner, providing ample space for family meals and gatherings. The Property includes a family bathroom and is in excellent condition throughout, making it a perfect choice for those looking for a comfortable and convenient home.

To avoid any disappointment early viewing is highly recommended. Call TODAY on 0121-552-2671.

## Entrance Hall

Having doors to front and stairs to upper floor.

## Lounge

12' x 10' 5" ( 3.66m x 3.17m )

Having double glazed window to front and wall mounted radiator.

## Dining Room Area

Having double glazed window to front.

## Kitchen

Having wall and base units, double glazed window, sink/drainage integrated into work surface. Integrated appliances such as: fridge/freezer, washing machine, oven and Ex. fan. with wall mounted radiator and pantry area.

## Conservatory

13' 2" x 9' 7" ( 4.01m x 2.92m )

Having double glazed patio doors and window to garden.

## Landing

Having doors leading to various rooms:

## Bedroom One

12' x 6' 2" ( 3.66m x 1.88m )

Having double glazed window and wall mounted radiator.

## Bedroom Two

10' 1" x 8' 2" max ( 3.07m x 2.49m max )

Having double glazed window and wall mounted radiator.

## Bedroom Three

8' 10" x 7' ( 2.69m x 2.13m )

Having double glazed window and built in wardrobes.

## Bathroom

Having double glazed window, wash hand basin, low level WC, heated towel rail, wall mounted radiator and boiler is situated in the bathroom.

## Rear Garden

Long rear garden with a patio area and a further lawned area. pathway leading to the rear garden and fence boundaries.

## Front Of The Property

Driveway for multiple cars.













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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**E [oldbury@connells.co.uk](mailto:oldbury@connells.co.uk)**

70-76 Birmingham Street  
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EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/OLD311956](http://connells.co.uk/Property/OLD311956)



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