



Connells

Blue Rock Place  
Tividale Oldbury



# Blue Rock Place Tividale Oldbury B69 1PB

for sale offers over  
**£100,000**



## Property Description

**\*\*Excellent property for first time buyers & investors\*\*Long term lease\*\*No upward chain\*\*Just off a main bus route\*\* Viewing is highly recommended on this upper floor flat comprising of parking area, lounge diner, kitchen, 2 good sized bedroom & bathroom.**

## Approach

Having communal gardens with security front door, communal staircase giving access to main accommodation.

## Reception Hallway

Central heating radiator.

## Lounge

13' 10" x 12' 8" max ( 4.22m x 3.86m max )  
Having UPVC double glazed patio door onto balcony, UPVC double glazed window, storage and radiator.

## Kitchen

10' 2" x 7' 8" ( 3.10m x 2.34m )  
Having a range of wall/ base units with roll top work surfaces over, sink/drainage unit with mixer taps and base unit below, plumbing for washing machine, cooker point, central heating boiler housed, radiator and double glazed window,

## Bedroom One

12' 7" x 10' 7" ( 3.84m x 3.23m )

Double glazed window and radiator.

## Bedroom Two

10' 11" x 10' 5" max ( 3.33m x 3.17m max )

Double glazed window and radiator.

## Bathroom

Bath with shower over, wash hand basin, low level w.c, partly tiled, ex. fan, radiator and double glazed window.

## Outside

Communal garden area.















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  
 OLDBURY B69 4EB

EPC Rating: D

Council Tax  
 Band: A

Service Charge:  
 1038.24

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/OLD312051](http://connells.co.uk/Property/OLD312051)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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Property Ref: OLD312051 - 0005