



**Connells**

Darbys Hill Road  
Tividale Oldbury



# Darbys Hill Road Tividale Oldbury B69 1SE

for sale offers over  
**£315,000**



## Property Description

CHARMING FOUR- BEDROOM FAMILY HOME IN A PRIME LOCATION.

Welcome to this this delightful four-bedroom family home, ideally situated in a highly desirable area. This inviting residence is offered with no upwards chain, making it perfect for those looking to move quickly.

As you step inside, you'll be greeted by a spacious entrance hall leading to a generously sized living room, ideal for family gatherings and entertaining guests. The well-appointed kitchen offers ample space for cooking and has a convenient adjoining dining area, perfect for family meals.

Upstairs, you will find four bedrooms that provide plenty of room for relaxation and personalisation . The layout is designed with family living in mind, ensuring everyone has their own space.

The property boasts beautifully maintained rear garden , a tranquil retreat where you can unwind and enjoy outdoor activities with family and friends. Additionally, a garage and a large driveway provide plenty of off-road parking and storage options.

Additional features include a downstairs W.C for added convenience, making this home practical for family living. With its desirable location and ample amenities nearby, this home is a fantastic opportunity for families seeking both comfort and convenience. don't

miss your chance to view this stunning property- your dream home awaiting.

## Entrance Hall

Having door to front and wall mounted radiator.

## W.C

Having double glazed window, wash hand basin and low level WC.

## Lounge

Having double glazed window to rear, double glazed patio door to rear, gas fire and wall mounted radiator.

## Kitchen

Having wall and base units, sink/drainer integrated into work surface, integrated electric oven and hob with Ex. fan over. boiler is present in the kitchen, wall mounted radiator and breakfast bar providing ample space to sit and eat.

## Landing

Loft access, double glazed window and doors to various rooms:

## Bedroom One

Double glazed window to rear and wall mounted radiator.

## Bedroom Two

Double glazed window to rear and wall mounted radiator.

## Bedroom Three

Having two double glazed window to front and wall mounted radiator.

## Bedroom Four

Having double glazed window to front and wall mounted radiator.

## Shower Room

Having shower, wash hand basin/vanity unit, low level WC, double glazed window and towel rail.

## Garage

Having up & over door electric and power.

## Rear Garden

Having access to the side of the property. Beautifully landscaped garden with patio area and further lawned area with fence boundaries.



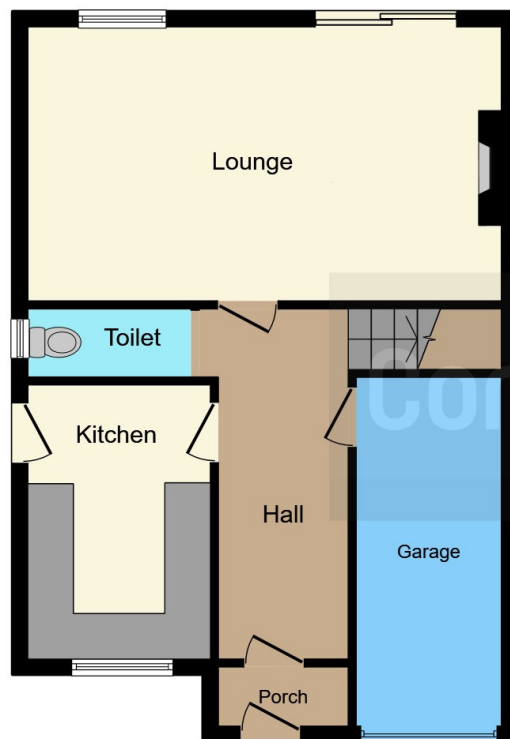




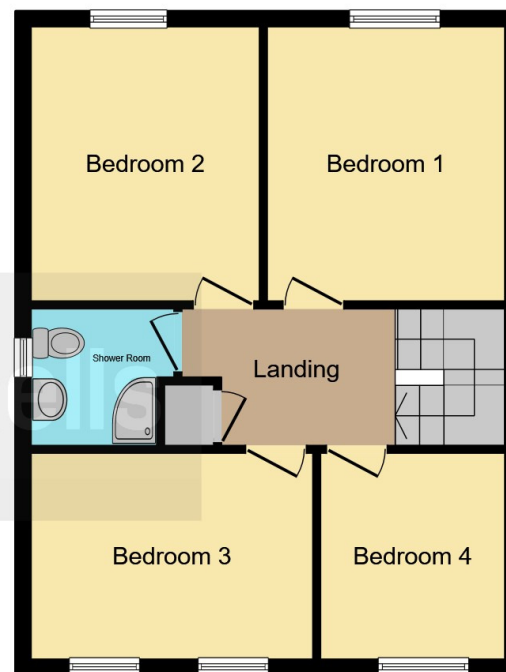








**Ground Floor**



**First Floor**

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)

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EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD312373](http://connells.co.uk/Property/OLD312373)**



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