



Connells

City Road
Tividale Oldbury

City Road
Tividale Oldbury B69 1QZ

for sale offers over
£300,000



Property Description

A beautifully presented semi detached family home finished to an exceptional standard throughout. Viewing is recommended to appreciate the high standard throughout. Briefly comprising of driveway, entrance hall, downstairs WC, two reception rooms, fitted kitchen, conservatory, three bedrooms, bathroom & rear garden

Front Of Property

Driveway supplying off road parking

Entrance Hall

Composite entrance door, stairs to first floor, radiator.

Lounge

18' 5" x 10' 11" max (5.61m x 3.33m max)
Doors leading to conservatory, radiator.

Dining Room

13' 4" into bay x 10' 11" (4.06m into bay x 3.33m)
Double glazed bay window to the front, log burner, radiator.

Kitchen

18' 7" max x 8' 11" (5.66m max x 2.72m)
Modern fitted kitchen with a range of wall & base units to include work surfaces over, sink drainer, electric oven, gas hob, integrated dishwasher, space for American fridge

freezer, breakfast bar.

Conservatory

10' 4" x 7' 9" (3.15m x 2.36m)
UPVC construction, doors leading to rear garden.

Landing

doors to;

Bedroom One

11' 3" x 10' 11" max (3.43m x 3.33m max)
Double glazed window to the rear, radiator.

Bedroom Two

11' 3" x 10' 11" max (3.43m x 3.33m max)
Double glazed window to the front, radiator.

Bedroom Three

7' x 5' 10" (2.13m x 1.78m)
Double glazed window to the front, radiator.

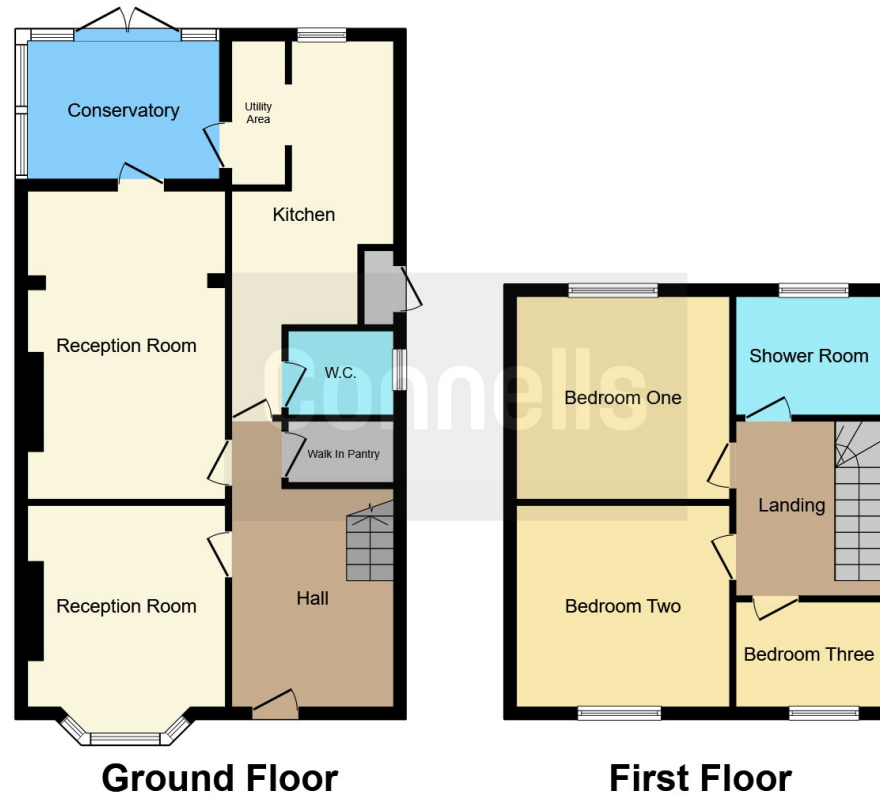
Rear Garden

Patio with lawn beyond, utility cupboard, side access, double shed with fully functioning electrics .









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

To view this property please contact Connells on

T 0121 552 2671
E oldbury@connells.co.uk

70-76 Birmingham Street
 OLDBURY B69 4EB

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/OLD312416



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: OLD312416 - 0007