



Connells

Lower City Road
Tividale Oldbury

Lower City Road Tividale Oldbury B69 2HA

for sale
£260,000



Property Description

Set in a key location being walking distance to major bus links on the New Birmingham Road and also being walking distance to the local bus and train station. Oldbury town centre offers a range of supermarkets, shops and amenities all on your doorstep. The property benefits from having a driveway which can accommodate for several cars, front and rear garden so plenty of outside space. Large living room with separate modern fitted kitchen leading through to a separate utility. Two double bedrooms and modern fitted bathroom. With planning permission granted for two extra bedroom theres not need to move again afte this one! Planning reference DC/21/66064

CALL US NOW TO VIEW.

Approach

Property is approached via block paved driveway for several cars. garage, lawn area to the side and pathway leading to entrance.

Entrance Hall

Large front entrance hall with storage, and doors off to lounge.

Lounge

14' 11" x 11' 11" max (4.55m x 3.63m max)
Having double glazed window to rear and wall mounted radiator.

Utility Room

16' 4" x 7' 5" (4.98m x 2.26m)

Fitted kitchen units, sink with plumbing, door to garden and converted garage room/office.

Kitchen/Diner

14' 11" max x 10' into recess (4.55m max x 3.05m into recess)

Having an array of wall and base units, integrated oven and gas hob. Sink/drainer integrated into work surface, door to rear, wall mounted radiator and storage cupboard.

Bedroom One

11' 11" max x 11' 3" (3.63m max x 3.43m)

Having double glazed window to front, built in wardrobes and wall mounted radiator.

Bedroom Two

11' 11" max x 9' 10" (3.63m max x 3.00m)

Having double glazed window to front, built in wardrobes and wall mounted radiator.

Shower Room

Shower cubicle, low level WC, wash hand basin, combi boiler housed, towel rail radiator and double glazed window.

Garage/Study Area

With power and light fittings.

Shower Room

Having shower, wash hand basin & towel rail.
Situating off the garage/study and accessible
to the utility room.

Rear Garden

Having a patio area with astro turf to the rear
of the garden, side access and fence
boundaries.

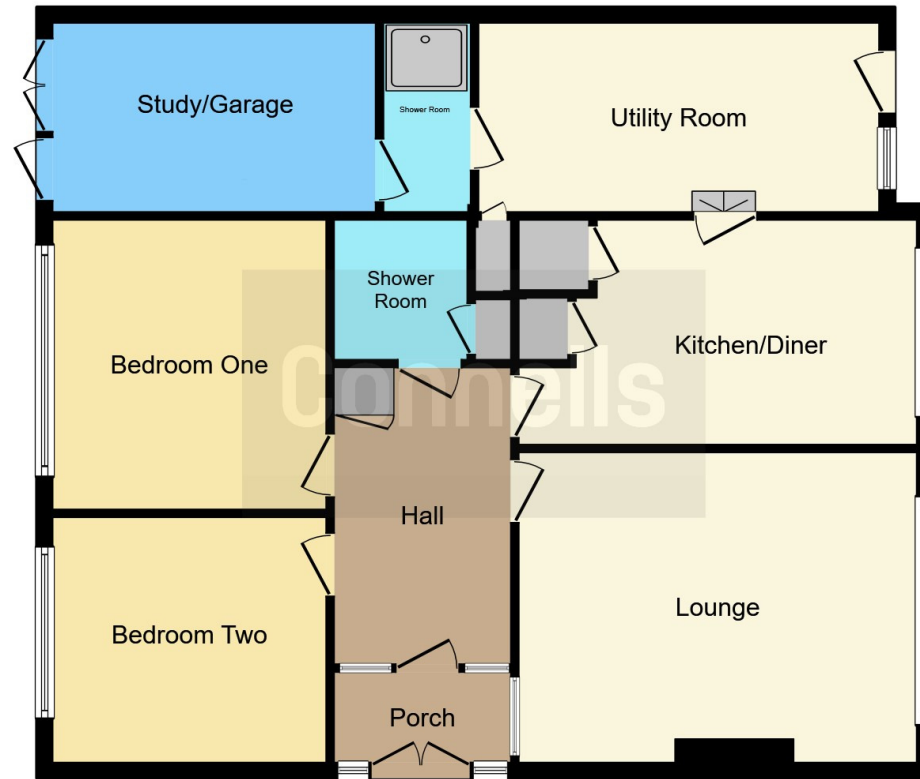
Front Of Property

Large 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

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: C

Tenure: Freehold

view this property online connells.co.uk/Property/OLD312672



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: OLD312672 - 0005