



Connells

Tower Road  
Tividale OLDBURY





## Property Description

**\*\*PERFECT FOR FIRST TIME BUYERS, FAMILIES OR INVESTORS LOOKING TO ADD TO THEIR PORTFOLIO\*\***

This residence is set in a popular location of Oldbury, being close to local schools, shops, amenities and also walking distance to public transport. The M5 is also only a short drive away.

Internally the property comprises of a lounge area, kitchen space and with an extension to the rear. There is also a down stairs wc.

To the first floor there is three bedrooms and a family shower room.

Externally the property comprises of a large rear garden, perfect for the summer months and outdoor living. To the front of the property is a good sized driveway offering ample parking.

This property **MUST** be viewed to appreciate the space and potential to create a perfect family living accommodation.

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## Entrance Hall

Door to front, stairs to the upper floor and wall mounted radiator.

## Cloakroom

GCH boiler and low level WC.

## Lounge

16' 9" into bay x 11' 9" max ( 5.11m into bay x 3.58m max )

Front facing double glazed bay window, gas fire and wall mounted radiator.

## Kitchen

11' 10" x 6' 2" ( 3.61m x 1.88m )

Base units, sink/drainer integrated into work surface, electric oven and hob and doors leading to:

## Utility Room

14' 9" x 6' 2" ( 4.50m x 1.88m )

Plumbing for washing machine, door to the side entry and rear facing window.

## Side Entry

14' 10" x 4' 8" ( 4.52m x 1.42m )

Door to the front & rear also having power points.

## Landing

Side facing window, loft access and doors leading to various rooms:

## Bedroom One

12' x 8' 9" max ( 3.66m x 2.67m max )

Front facing double glazed window and wall mounted radiator.

## Bedroom Two

10' 6" x 8' 10" ( 3.20m x 2.69m )

Having rear facing double glazed window and wall mounted radiator.

## Bedroom Three

8' 2" x 5' 10" ( 2.49m x 1.78m )

Front facing double glazed window and wall mounted radiator.

## Shower Room

shower cubicle with shower, wash hand basin, low level WC, wall mounted radiator and rear facing window.

## Rear Garden

Patio area perfect for outdoor furniture, further lawn area with shrubbery and mature trees surround. To the rear the garden has a shed and two greenhouses.

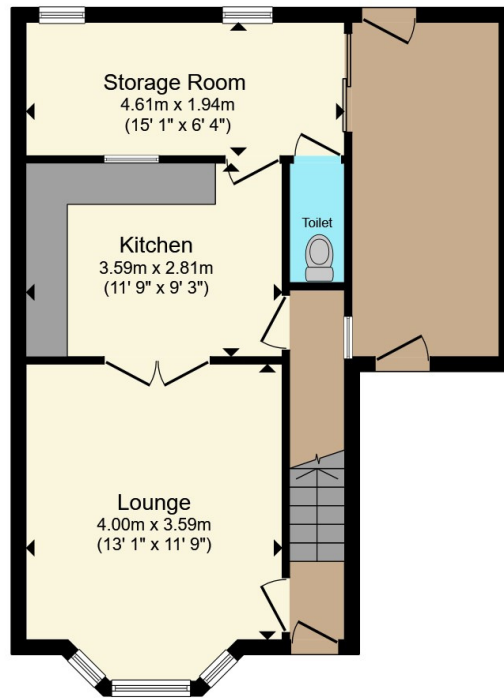




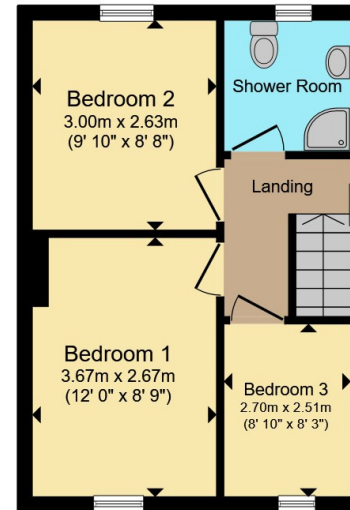








**Ground Floor**



**First Floor**

Total floor area 85.1 m<sup>2</sup> (916 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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OLDBURY B69 4EB

EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD311829](http://connells.co.uk/Property/OLD311829)**



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