



**Connells**

Macdonald Close  
Tividale OLDBURY



# Macdonald Close Tivdale OLDBURY B69 3LP

for sale  
**£340,000**



## Property Description

Connells are pleased to introduce to the market this stunning detached family home located in a quiet cul de sac close to various amenities including good schools, Sandwell & Dudley train station, the M5 motorway, various shops and convenience stores.

Inside has been maintained to a fantastic standard and offers spacious living throughout briefly comprising of entrance hall, lounge dining room, conservatory, downstairs wc, modern fitted kitchen, utility room, four good sized bedrooms with en suite to master & family bathroom.

Outside the property benefits from ample off road parking, a large rear garden & canal views from the rear of the building.

Call now to view 0121 552 2671.

## Lounge

16' 9" max x 13' 6" max ( 5.11m max x 4.11m max )

Double glazed window, stairs to upper floor and wall mounted radiator.

## Cloakroom

Wash hand bas and low level WC.

## Dining Room

9' 5" x 7' 7" ( 2.87m x 2.31m )

French doors to conservatory and wall

mounted radiator.

## Kitchen

9' 3" x 9' 2" ( 2.82m x 2.79m )

Wall and base units, sink/drainer integrated into work surface, plumbing for washing machine double oven and gas hob.

## Utility Room

5' 1" x 5' 1" plus recess ( 1.55m x 1.55m plus recess )

Plumbing for washing machine, GCH boiler and double glazed door to the rear.

## Conservatory

13' 11" x 8' 9" ( 4.24m x 2.67m )

UPVC & brick construction with doors leading to the rear garden.

## Landing

Loft access and doors leading to various rooms.

## Bedroom One

13' 4" x 10' 3" max ( 4.06m x 3.12m max )

Front facing double glazed window and wall mounted radiator.

## En Suite

Wash hand basin, front facing double glazed window and low level WC.

## Bedroom Two

11' 10" x 8' 8" ( 3.61m x 2.64m )

Front facing double glazed window, built in cupboard and wall mounted radiator.

## Bedroom Three

9' 3" x 7' 1" max ( 2.82m x 2.16m max )

Rear facing double glazed window and wall mounted radiator.

## Bedroom Four

10' 10" x 8' 7" max ( 3.30m x 2.62m max )

Rear facing double glazed window and wall mounted radiator.

## Bathroom

Bath with mixer tap, wash hand basin, low level WC, rear facing window and wall mounted radiator.

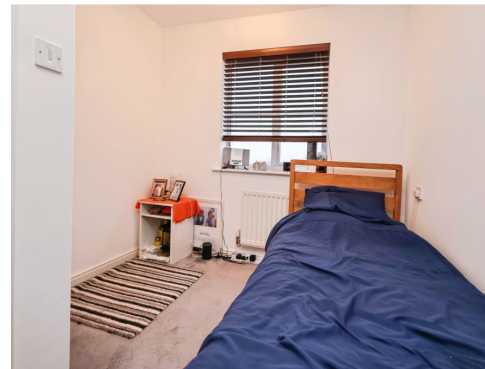
## Rear Garden

Large patio area with further lawned area, side access to the front and door leading to garage.

## Garage

17' 2" x 8' 4" ( 5.23m x 2.54m )

Up & Over door, wall and base units providing additional storage with power and lighting.

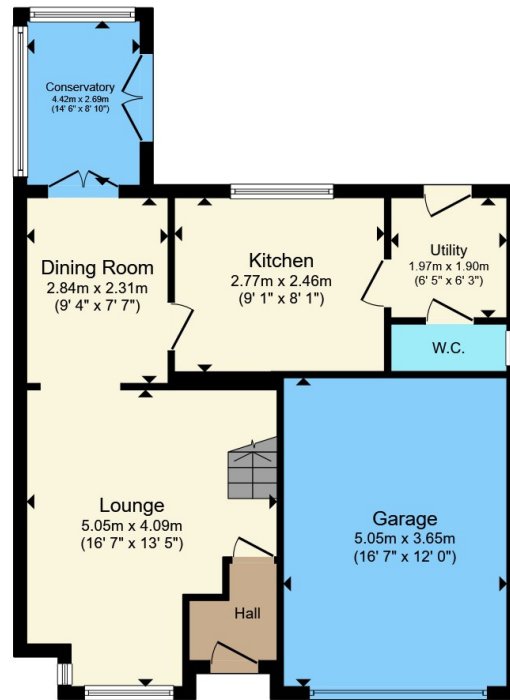




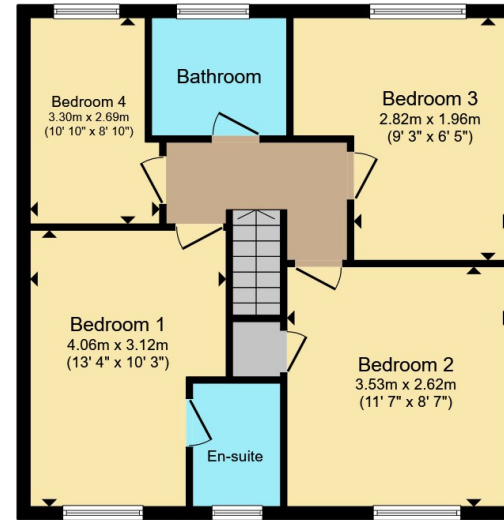








**Ground Floor**



**First Floor**

Total floor area 129.6 m<sup>2</sup> (1,395 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**

To view this property please contact Connells on

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70-76 Birmingham Street  
 OLDBURY B69 4EB

EPC Rating: Awaited  
 Council Tax Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD312900](http://connells.co.uk/Property/OLD312900)**



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.

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Property Ref: OLD312900 - 0002