



Connells

Gilbert Avenue
Tividale Oldbury



Property Description

Situated in a popular and well-established residential area of Tividale, this three-bedroom semi-detached property presents an excellent opportunity for buyers looking to modernise and put their own stamp on.

The property offers spacious accommodation throughout, briefly comprising an entrance hallway, two reception rooms with plenty of natural light, and a fitted kitchen with access to the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking, and a good-sized rear garden offering great potential for landscaping or extension (subject to the necessary planning permissions).

Although in need of some modernisation, this home provides a fantastic blank canvas for first-time buyers, investors, or families seeking to create a property tailored to their own tastes and requirements.

Conveniently located close to local schools, amenities, and transport links, Gilbert Avenue combines excellent potential with a highly sought-after location.

Viewing is highly recommended to fully appreciate the opportunity on offer.

Lounge

12' 11" x 12' 2" max (3.94m x 3.71m max)
Front facing double glazed window and wall mounted radiator.

W.C

Low level WC

Dining Room

11' 8" max x 9' 11" (3.56m max x 3.02m)
Rear facing double glazed window, wall mounted radiator and gas fire.

Kitchen

9' 11" x 6' 8" (3.02m x 2.03m)
Wall and base units, sink/drainer integrated into work surface, rear facing double glazed window and additional storage cupboard.

Utility Area

Plumbing for washing machine.

Landing

Side facing double glazed window.

Bedroom One

12' 2" x 10' 10" plus recess (3.71m x 3.30m plus recess)
Front facing double glazed and radiator.

Bedroom Two

12' max x 9' 11" max (3.66m max x 3.02m max)

Rear facing double glazed window and wall mounted radiator.

Bedroom Three

8' 9" x 7' 11" max (2.67m x 2.41m max)

Front facing double glazed window and wall mounted radiator.

Bathroom

Wash hand basin, low level Wc, Shower cubicle with sower, storage cupboard, wall mounted radiator and rear facing double glazed window.









EPC Rating: C Council Tax
Band: B

Tenure: Freehold

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