



Connells

Temple Way
Tividale Oldbury



Property Description

An excellent opportunity to acquire this well-presented home, offered for sale with no upward chain, making it an ideal purchase for first-time buyers or investors alike.

The property benefits from a modern fitted kitchen, thoughtfully designed to provide both style and functionality, alongside well-proportioned living accommodation throughout.

Externally, the property offers further appeal with potential to extend (subject to the necessary planning permissions), allowing buyers the opportunity to create additional space and add future value.

Perfectly positioned for commuters, the property is conveniently located close to Sandwell & Dudley Train Station and provides easy access to Junction 2 of the M5 motorway, ensuring excellent transport links to surrounding areas.

Early viewing is highly recommended to fully appreciate the potential and location this property has to offer.

Lounge

13' 3" x 13' 3" (4.04m x 4.04m)

Front door to the side elevation leading straight into Lounge, double glazed bay window to front, stairs to upper floor and double doors leading into kitchen.

Kitchen/Diner

13' 3" x 9' 9" (4.04m x 2.97m)

Wall and base units, sink/drainers, space for fridge/freezer, integrated oven & hob. Doors leading onto the sun room.

Sun Room

11' 9" x 8' 4" (3.58m x 2.54m)

Doors leading onto the garden & decking.

Landing

Doors leading to various rooms:

Bedroom One

13' 3" x 10' 3" (4.04m x 3.12m)

Two double glazed window to the front and storage cupboard.

Bedroom Two

11' 5" x 6' 7" (3.48m x 2.01m)

Double glazed window to the rear.

Bathroom

Bath, wash hand basin and low level WC.

Rear Garden

Well proportioned rear garden with lawn and fence boundaries.

Storage Area

17' 6" x 7' 7" (5.33m x 2.31m)

Adding additional storage space to the property ideal for larger families.

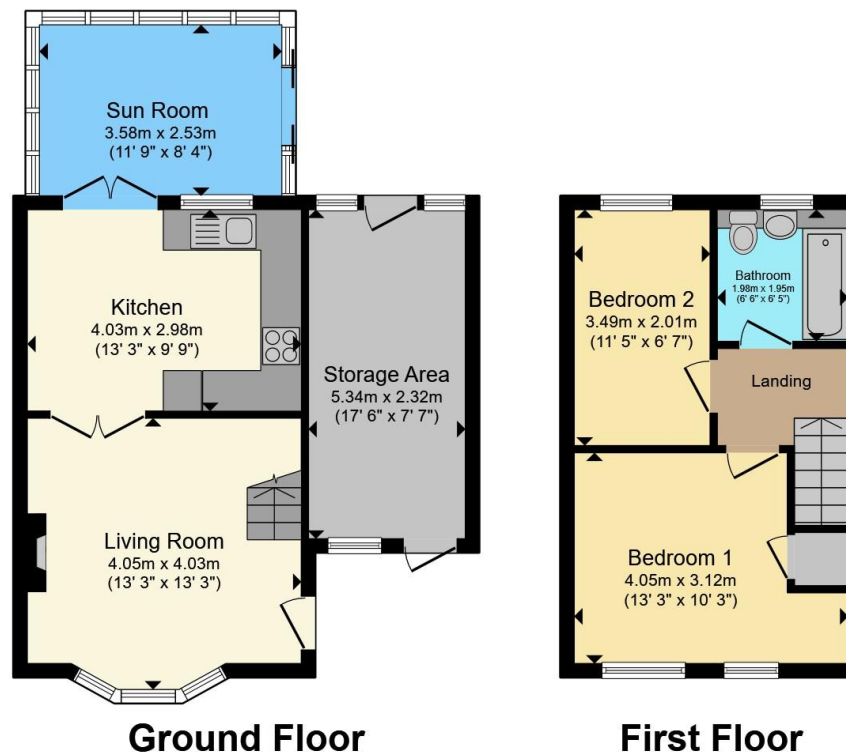
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Total floor area 76.5 m² (824 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



To view this property please contact Connells on

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70-76 Birmingham Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/OLD312974



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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