



Connells

Addington Way
Tividale Oldbury



Property Description

A welcoming entrance space leading directly from the front door. This area provides access to the main living areas and the downstairs cloakroom.

Conveniently located off the entrance hall. It features a modern low-level WC and a hand wash basin.

A bright, expansive reception room offering plenty of space for family seating and entertainment systems. It features a large window to the front aspect and a central staircase leading to the first floor.

The heart of the home. This well-proportioned room combines a fitted kitchen with a dedicated dining area. It features rear-facing windows and a direct external door to the garden.

A particular highlight of this property is the large, well-maintained rear garden. Accessed directly via the kitchen/diner, this expansive outdoor space is beautifully kept and provides an ideal area for outdoor dining, entertaining, and safe family play.

Superbly situated just moments away from a wide range of local amenities, including shops, supermarkets, and eateries. The property also benefits from excellent transport links and highly regarded local schools nearby. To the side of the property is a driveway for multiple cars.

Entrance Hall

Door to front, doors leading to various rooms:

Lounge

15' 9" x 14' 2" (4.80m x 4.32m)

Double glazed window to front, open stair case to upper floor and wall mounted radiator.

Kitchen/Diner

14' 5" x 8' 3" (4.39m x 2.51m)

Wall and base units, double glazed window to rear, integrated oven & hob, plumbing for washing machine and dishwasher, space for fridge/freezer. Doors leading to rear garden and the space for a table and chairs making the kitchen a focal point of the house.

W.C

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

Landing

Double glazed window to side, loft access and doors leading to various rooms:

Bedroom One

13' 5" x 8' 5" (4.09m x 2.57m)

Double glazed window to front and wall mounted radiator.

Bedroom Two

10' 8" x 8' plus recess (3.25m x 2.44m plus recess)

Double glazed window to rear and wall mounted radiator.

Bedroom Three

10' 1" x 5' 9" (3.07m x 1.75m)

Double glazed window to rear, airing cupboard housing the water tank and wall mounted radiator.

Bathroom

Bath with shower over, double glazed window to front, towel rail, wash hand basin/vanity unit and low level wc.

Rear Garden

Large patio area with a further lawn area with fence boundaries and side gate giving access to the front.

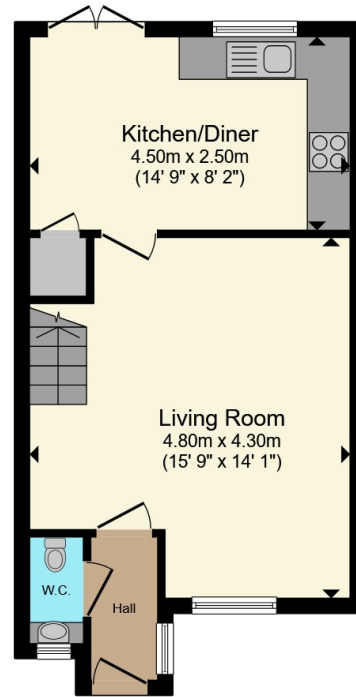
Driveway

Driveway is to the side of the property.

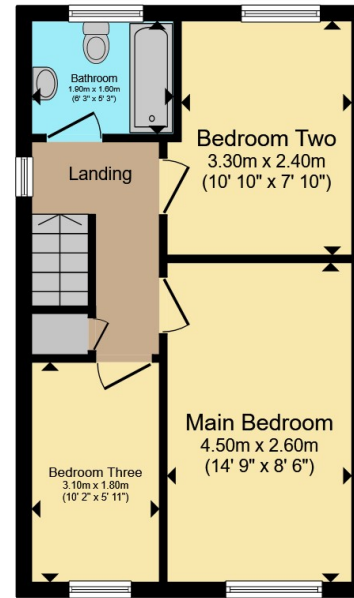








Ground Floor



First Floor

Total floor area 72.7 m² (783 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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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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Property Ref: OLD313205 - 0011