



**Connells**

Ashtree Road  
Tividale OLDBURY



## Property Description

An exceptional three-bedroom semi-detached residence, refurbished to a high standard, offering stylish and modern living. This impressive home is truly move-in ready and finished to a high level.

The property opens into a bright, large and welcoming hallway which leads to a gorgeous bay fronted living space, finished with sleek contemporary decor. To the rear of the property is the kitchen/dining space. The kitchen has been thoughtfully designed making it the perfect space for family entertaining. There is also a downstairs wc.

To the first floor there are two good sized bedrooms again each beautifully presented with new carpets, there is also a third bedroom which offers perfect space for an office or nursery.

The Family shower room offers a luxury style featuring modern fittings.

Externally the property continues to impress with a private well-maintained rear garden, ideal for relaxing and enjoying outdoor living in the summer months. To the front of the property is off road parking.

situated on a sought after residential road in Tividale, the home enjoys excellent access to local amenities, reputable schools and key transport links.

This is an opportunity you won't want to miss!  
CALL TODAY ON 0121-552-2671 to arrange

your viewing!

### Entrance Hall

Spacious hallway with door to front, stairs to upper floor and wall mounted radiator.

### Lounge

12' 8" max x 11' ( 3.86m max x 3.35m )

Double glazed bay window and wall mounted radiator.

### Kitchen

17' 3" max x 11' 9" max ( 5.26m max x 3.58m max )

Wall and base units, double glazed window and door to the rear, sink/drainer integrated into work surface, integrated gas hob & oven, storage cupboard housing the GCH boiler.

### Landing

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

### Bedroom One

11' 2" x 11' 2" ( 3.40m x 3.40m )

Double glazed window to rear and wall mounted radiator.

### Bedroom Two

11' 1" x 10' 11" ( 3.38m x 3.33m )

Double glazed window to front and wall mounted radiator.

### **Bedroom Three**

6' 10" x 5' 9" ( 2.08m x 1.75m )

Double glazed window to front and wall mounted radiator.



### **Shower Room**

fully fitted shower room comprising of:  
Shower, wash hand basin/vanity, low level  
WC, double glazed rear window. towel rail  
and EX. Fan.

### **Rear Garden**

Large patio area with path leading down to  
the rear of the garden, lawned area with fence  
boundaries.

### **Front Garden**

Driveway for multiple cars with artificial grass  
and pathway to front door.









EPC Rating: E    Council Tax  
Band: B

Tenure: Freehold

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