



Connells

Ivy House Road
Oldbury



Property Description

A fantastic opportunity to purchase this well-positioned home on the popular Ivyhouse Road in Oldbury, occupying a generous corner plot with excellent potential to extend, subject to the necessary planning permissions. Ideal for first-time buyers, this property offers plenty of scope to grow into while being situated in a highly convenient location.

The property provides well-proportioned accommodation throughout and benefits from a substantial corner plot, offering exciting possibilities for a side or rear extension (subject to planning permission). Whether you're looking to create additional living space or simply enjoy a larger outdoor area, this home offers excellent future potential.

Perfectly located for commuters, the property is within easy reach of Sandwell & Dudley Train Station, providing direct rail links into Birmingham and surrounding areas. It also enjoys excellent access to M5 Motorway Junction 2, making travel across the Midlands simple and convenient. Local shops, schools and everyday amenities are all close by.

Front Of Property

Large driveway supplying off road parking.

Lounge

12' 5" x 11' 4" (3.78m x 3.45m)

Double glazed window to the front, radiator.

Kitchen

10' 7" x 9' 6" (3.23m x 2.90m)

Fitted kitchen with a range of wall and base units to include work surfaces over, gas point, plumbing for washing machine, stainless steel sink drainer, double glazed window to the rear.

Dining Room/Downstairs Bedroom

9' 6" x 7' 10" (2.90m x 2.39m)

Double glazed window to the rear, radiator.

Downstairs Wc

Low level WC

Landing

Double glazed window to the side, doors to:

Bedroom One

12' 4" x 10' 4" (3.76m x 3.15m)

Double glazed window to the front, radiator.

Bedroom Two

10' 2" x 9' 10" (3.10m x 3.00m)

Double glazed window to the rear, radiator.

Bedroom Three

8' 4" x 8' 2" (2.54m x 2.49m)

Double glazed window to the front, radiator.

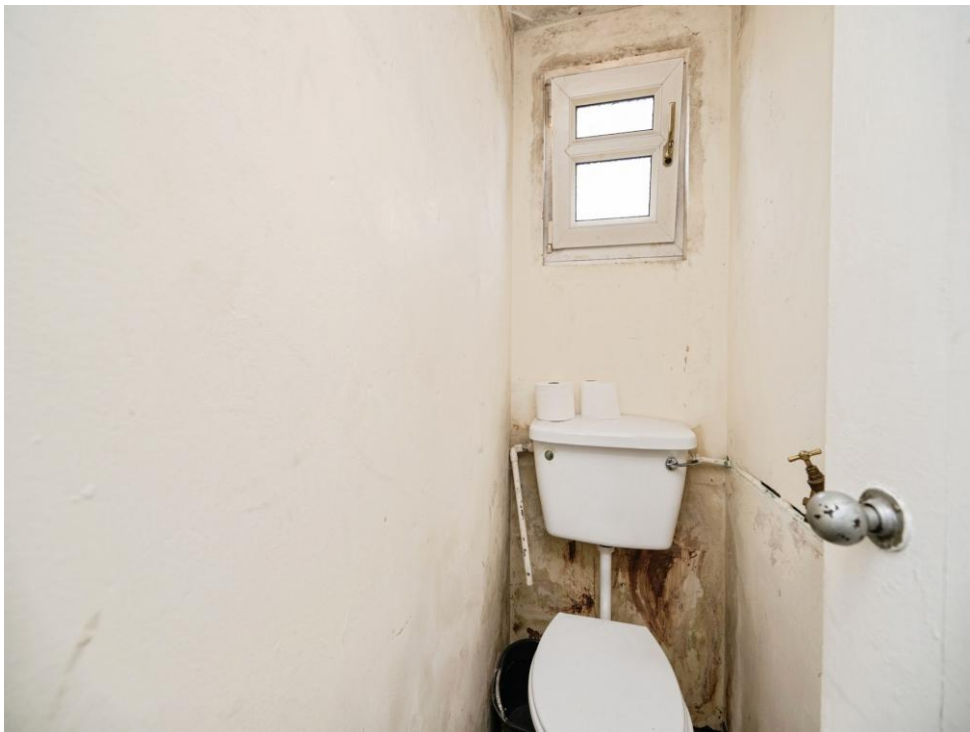
Bathroom

Suite to comprise bath with shower over, wash hand basin, low level WC, double glazed window to the rear.

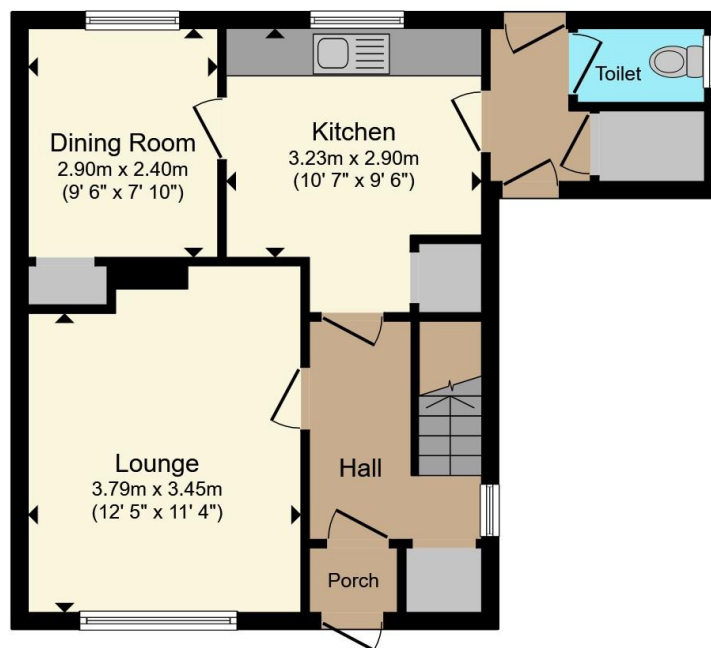
Rear Garden

Patio area with lawn beyond.

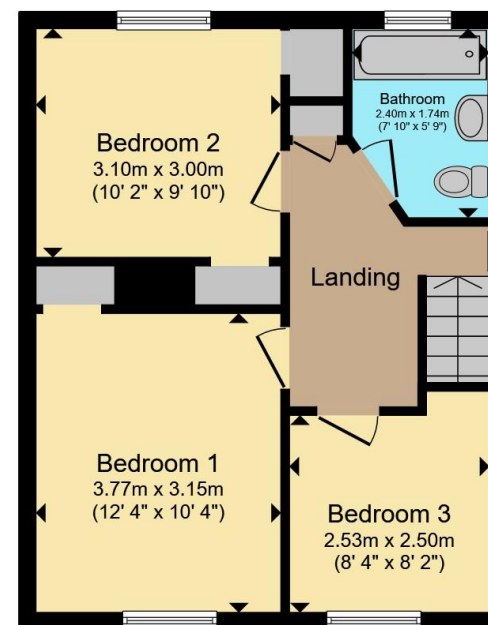








Ground Floor



First Floor

Total floor area 90.2 m² (971 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

Connells

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70-76 Birmingham Street
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/OLD313547



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