



**Connells**

Darbys Hill Road  
Tividale Oldbury



## Property Description

This elegantly presented traditional detached residence is located in a highly desirable residential area of Tividale. It features spacious, move-in-ready living areas that cater perfectly to family needs, complemented by a conservatory, utility room, garage, and ample off-road parking. The current owners have meticulously maintained the property to a high standard throughout. Additionally, it boasts a prime location, conveniently situated near local shops, amenities, schools, and excellent transport links to both Birmingham and Wolverhampton.

### Entrance Porch

Double glazed door to the front elevation.

### Entrance Hall

Double glazed door to the front elevation, stairs to first floor accommodation, storage cupboard, central heating radiator.

### Lounge

14' 8" x 11' 2" ( 4.47m x 3.40m )

Double glazed window to the front elevation, gas fire with feature surround, central heating radiator.

### Dining Room

12' 3" x 11' 2" ( 3.73m x 3.40m )

Double glazed patio doors to the rear elevation, central heating radiator.

### Conservatory

13' 9" x 11' 2" ( 4.19m x 3.40m )

Double glazed windows to the side, double glazed doors to rear leading to garden.

### Kitchen

15' 8" (max) x 10' 10" ( 4.78m (max) x 3.30m )

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, sink & drainer unit with mixer tap over, electric oven & gas hob with extractor hood over, integrated dishwasher, cupboard housing central heating boiler, central heating radiator, dining area, double glazed window to the rear elevation.

### Utility

14' 9" x 6' 7" ( 4.50m x 2.01m )

Base units with work surfaces over, plumbing for washing machine, space for domestic appliances, central heating radiator.

### Cloakroom

Comprising wash hand basin, low level w.c., double glazed window to the rear.

## First Floor

### Landing

Double glazed window to the side, loft access.

### Bedroom One

12' 10" x 11' 1" ( 3.91m x 3.38m )

Double glazed window to the front, fitted wardrobes & fitted units, central heating radiator.

### Bedroom Two

11' 6" x 11' 2" ( 3.51m x 3.40m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

10' 6" x 6' 11" ( 3.20m x 2.11m )

Double glazed window to the rear, central heating radiator.

### Bathroom

Suite to comprise bath, separate shower enclosure with electric shower, wash hand basin, low level w.c., central heating radiator, double glazed window to the side.

## Garage

13' 9" x 6' 7" ( 4.19m x 2.01m )

Doors to front, power & light.

## Outside

To the front of the property driveway giving off road parking with slate gravel detail. Landscaped rear garden having slabbed & paved area, lawned area with various shrubs & borders.









**Total floor area 146.3 m<sup>2</sup> (1,575 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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