



**Connells**

Tower Rise  
Tividale Oldbury



### Property Description

The accommodation is spacious and thoughtfully designed, featuring a welcoming entrance hallway that leads to a generous through lounge. A fitted kitchen includes a practical verandah and a utility room for additional storage. On the first floor, there are two double bedrooms and a family bathroom suite. The property has a front lawn that could be converted into parking if desired, along with a charming rear garden.

### Utility Room

9' 4" x 5' 2" ( 2.84m x 1.57m )  
Double glazed window to the side, plumbing for washing machine, space for domestic appliances.

### Entrance Hall

Double glazed entrance door to the front elevation.

### Through Lounge

20' 2" x 11' ( 6.15m x 3.35m )  
Double glazed bow window to the front elevation, brick feature fireplace, central heating radiator, t.v. point.

### Kitchen

8' 11" x 5' 10" ( 2.72m x 1.78m )  
Having a range of wall and base units with roll top work surfaces over, stainless steel sink & drainer unit, space for domestic appliances, double glazed window to the side elevation.



### Verandah/Inner Lobby

11' 11" x 4' 3" ( 3.63m x 1.30m )  
Understairs storage cupboard, double glazed door to the side, radiator.

## First Floor

### Landing

Loft access, doors to

### Bedroom One

14' 2" x 9' ( 4.32m x 2.74m )

Two double glazed windows to the front elevation, built-in cupboard housing central heating boiler, central heating radiator.

### Bedroom Two

10' 5" x 9' 10" ( 3.17m x 3.00m )

Double glazed window to the rear elevation, fitted wardrobes, central heating radiator.

### Bathroom

Suite to comprise paneled bath with shower over, wash hand basin, low level w.c., airing cupboard, central heating radiator, double glazed window to the rear.

### Outside

To the front of the property lawned foregarden. Rear garden having paved patio, lawn with border with various plants & shrubs, paved patio area.

### Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.

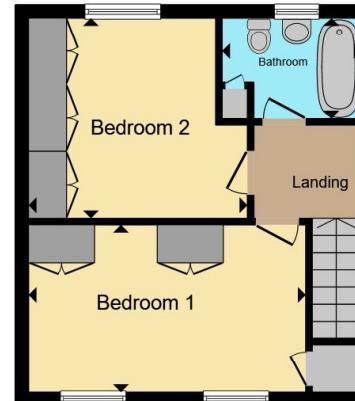








**Ground Floor**



**First Floor**

Total floor area 75.8 m<sup>2</sup> (816 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)

**Connells**

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**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

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