



**Connells**

Penrice Drive  
Tividale Oldbury



## Property Description

This elegantly designed and meticulously maintained home is ready for immediate occupancy. It features an entrance porch, hallway that leads to a charming lounge with a focal fireplace. The stylish shaker-style fitted kitchen and dining area boast French doors that open to a private garden. On the first floor, there are three family bedrooms along with a contemporary family shower room. The exterior includes a block-paved driveway providing off-road parking for multiple vehicles, along with access to a convenient carport. At the rear, the property offers a low-maintenance garden with a decked patio area and distant views, perfect for relaxation.

## Entrance Porch

Double glazed door to the side elevation, double glazed window to the front elevation.

## Hallway

Stairs to first floor accommodation.

## Lounge

16' 7" x 13' 5" ( 5.05m x 4.09m )

Double glazed window to the front elevation, electric fire with feature surround, t.v. point, central heating radiator, laminate flooring.

## Kitchen Diner

13' 4" x 9' 9" ( 4.06m x 2.97m )

A refitted kitchen to comprise a range of shaker style wall and base units with work surfaces over, one and a half bowl sink & drainer unit, electric oven & gas hob with extractor, plumbing for washing machine, space for domestic appliances, tiling to splashback, down lighters, central heating radiator, laminate flooring, double glazed window to the rear, double glazed french doors to the rear.

## First Floor

### Landing

Airing cupboard housing wall mounted central heating boiler, doors to

### Bedroom One

11' 10" x 9' ( 3.61m x 2.74m )

Double glazed window to the front, fitted wardrobes, radiator.

### Bedroom Two

11' 2" x 7' 3" ( 3.40m x 2.21m )

Double glazed window to the rear, radiator.

### Bedroom Three

8' 4" x 5' 11" ( 2.54m x 1.80m )

Double glazed window to the rear, radiator

### Shower Room

Suite to comprise walk-in shower cubicle with glass shower screen, wash hand basin, low level w.c., tiling, chrome heated towel rail, down lighters, double glazed window to the side.

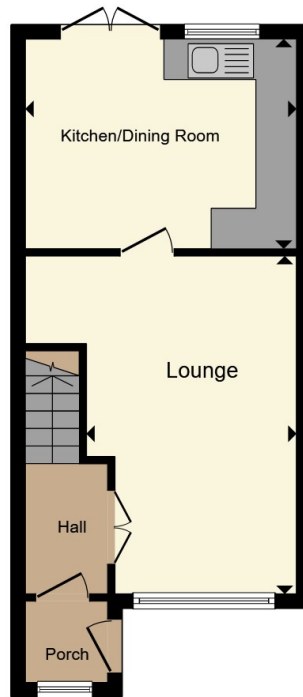
### Outside

To the front of the property block paved driveway giving off road parking for multiple vehicles and access to car port. Well maintained rear garden having paved patio area, enclosed artificial lawned with borders, various plants & shrubs, further decked patio area.

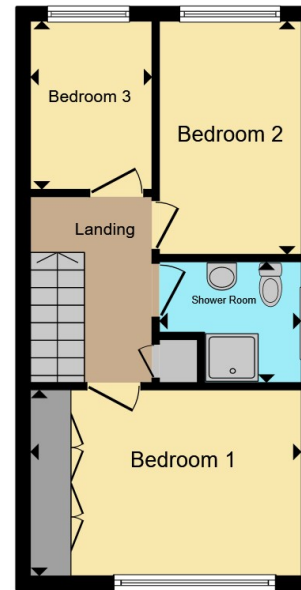








**Ground Floor**



**First Floor**

Total floor area 67.1 m<sup>2</sup> (723 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: C Council Tax  
Band: B

Tenure: Freehold

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