



**Connells**

New Birmingham Road  
Tividale Oldbury



## Property Description

**\*\*LARGE COMMUNAL GARDEN\*\* OFF ROAD PARKING & GARAGE\*\***

This two bedroom apartment is close to local transport links such as sandwell/Dudley train station, M5 and local bus links within walking distance. The property comprises of TWO DOUBLE bedrooms, lounge, separate kitchen and family bathroom. It also has a GARAGE to the front with your own allocated parking space and a communal rear garden!!

CALL US TODAY ON 0121-552-2671 TO ARRANGE A VIEWING!

Having doors leading to various rooms:

### Bedroom One

13' 3" x 8' 10" ( 4.04m x 2.69m )

Having double glazed window and wall mounted radiator.

### Bedroom Two

8' 9" x 9' 9" ( 2.67m x 2.97m )

Having double glazed window and wall mounted radiator.

### Bathroom

Having bath, wash hand basin/vanity unit, low level WC and wall mounted radiator.

### Entrance Hall

Having door to front, wall mounted radiator and doors to:

### Lounge

17' 3" x 9' 8" ( 5.26m x 2.95m )

Having two double glazed windows to front and wall mounted radiator.

### Kitchen

13' 3" x 7' 3" ( 4.04m x 2.21m )

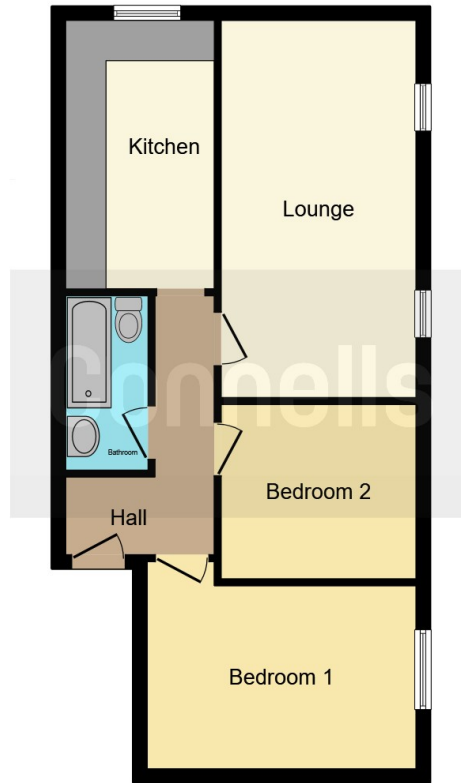
Wall and base units, sink/drainer integrated work surface, gas hob and electric cooker with cooker hood over, double glazed window overlooking rear garden and wall mounted radiator.

### Landing









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 552 2671**  
**E [oldbury@connells.co.uk](mailto:oldbury@connells.co.uk)**

70-76 Birmingham Street  
OLDBURY B69 4EB

EPC Rating: C Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/OLD305475](http://connells.co.uk/Property/OLD305475)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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