



**Connells**

Elm Terrace  
Tividale OLDBURY



## Property Description

Situated in a popular residential location, this beautifully presented two-bedroom semi-detached home on Elm Terrace offers modern living throughout and is ideal for first-time buyers, young families, or investors alike.

The property briefly comprises a welcoming entrance hallway leading into a spacious and tastefully decorated lounge, perfect for relaxing. This follows through to your family room/dining room which is perfect for entertaining guests. To the rear of the property is a modern kitchen offering ample worktop and storage space, creating a bright and practical heart of the home.

Upstairs, there are two well-proportioned bedrooms along with a stylish contemporary family shower room finished to a high standard.

Externally, the property enjoys a well-maintained rear garden ideal for outdoor seating and entertaining, while to the front there is driveway parking.

Conveniently located close to local schools, shops, and transport links, this modern home is ready to move straight into and early viewing is highly recommended.

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## Entrance Hall

Door to the front, wall mounted radiator and stairs to the front.

## Lounge

11' 9" x 10' 4" ( 3.58m x 3.15m )

Double glazed window to the front along with a wall mounted radiator.

## Famiy Room/Dining Room

13' 7" x 9' 10" ( 4.14m x 3.00m )

Has double glazed window to the side and rear garden, follows through lovely to the kitchen area

## Kitchen

8' 4" x 6' 10" ( 2.54m x 2.08m )

The kitchen has a modern feel throughout with wall and base units, there is a sink/drainer, integrated oven and hob. There is a double glazed window to the rear facing the garden and a door to the side leading through to the garden.

## Landing

### Bedroom One

13' 8" x 11' 11" ( 4.17m x 3.63m )

Three double glazed windows to the front, and wall mounted radiator.

### Bedroom Two

9' 11" x 8' ( 3.02m x 2.44m )

Double glazed window to the rear and wall mounted radiator.

## Shower Room

Double glazed window to the rear, having wash hand basin, low level WC and wall mounted radiator.

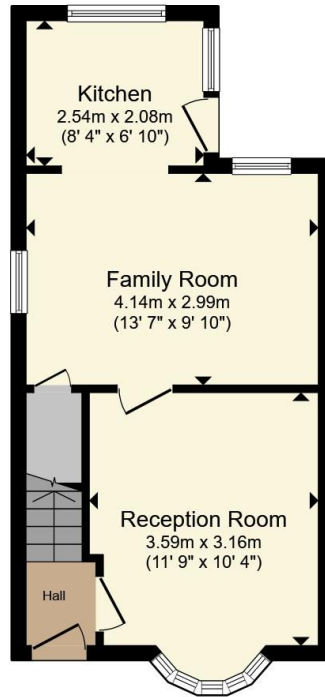
## Rear Garden

Lawned area to the rear

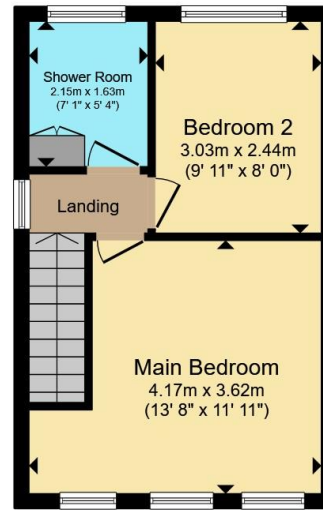








**Ground Floor**



**First Floor**

Total floor area 62.4 m<sup>2</sup> (671 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)



To view this property please contact Connells on

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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/OLD313262](http://connells.co.uk/Property/OLD313262)**



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Property Ref: OLD313262 - 0002