



**Connells**

Mary Road  
Tividale Oldbury



## Property Description

Situated in a popular residential area of Tividale, this traditional property on Mary Road presents an excellent opportunity for buyers looking to modernise and add value. Offered to the market with no upward chain, the home is ideal for first-time buyers, investors, or families seeking a project in a well-connected location.

In need of renovation throughout, the property offers generous potential to create a superb family home tailored to your own tastes and requirements. The existing layout provides well-proportioned living accommodation, with scope for reconfiguration or extension (subject to the necessary planning permissions).

The property further benefits from a good-sized rear garden.

Perfectly positioned for families, the home falls within the catchment of excellent local schools and enjoys convenient access to nearby amenities, transport links, and road networks, making commuting straightforward.

Early viewing is highly recommended to appreciate the potential on offer.

## Entrance Hall

Door to the front and wall mounted radiator.

## Lounge

14' 11" x 12' 7" max ( 4.55m x 3.84m max )  
Front facing window and wall mounted radiator.

## Dining Room

11' 1" max x 9' 5" max ( 3.38m max x 2.87m max )  
double glazed patio doors to rear and wall mounted radiator.

## Kitchen

9' 7" x 7' 4" max ( 2.92m x 2.24m max )  
Wall and base units, sink/drainer integrated into work surface, gas hob, electric oven with cooker hood over. Rear facing window and door to side.

## Landing

Loft access, side facing window and doors leading to various rooms.

## Bedroom One

12' 11" x 11' 2" plus recess ( 3.94m x 3.40m plus recess )  
Front facing double glazed window and radiator.

## Bedroom Two

12' 2" max x 10' 9" ( 3.71m max x 3.28m )

Rear facing double glazed window and wall mounted radiator.

## Bedroom Three

9' 11" x 7' 6" max ( 3.02m x 2.29m max )

Front facing window and wall mounted radiator.

## Bathroom

Bath with shower over, wash hand basin, low level WC and rear facing window.

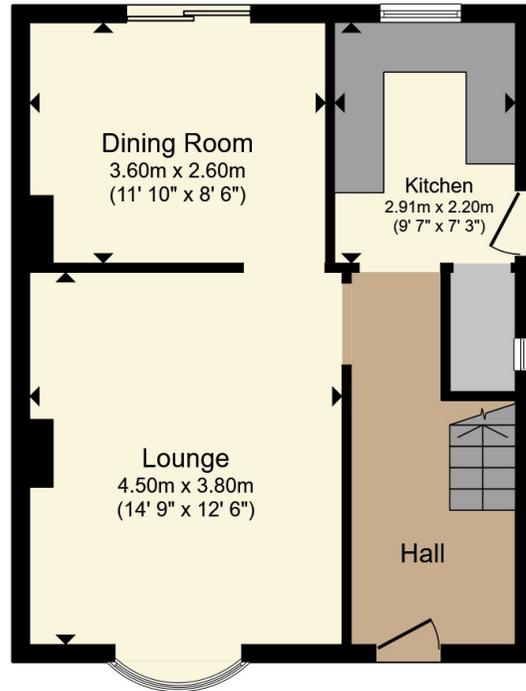
## Rear Gaden

Patio area with a further lawn area and fence boundaries.

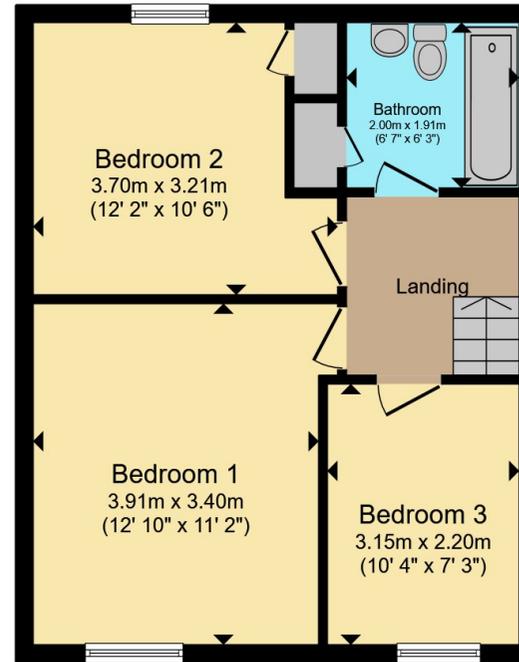








**Ground Floor**



**First Floor**

Total floor area 89.2 m<sup>2</sup> (960 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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EPC Rating: C Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD313007](http://connells.co.uk/Property/OLD313007)**



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