



Connells

Eden Close
Tividale Oldbury

Eden Close Tividale Oldbury B69 3LE

for sale offers over
£195,000



Property Description

money laundering checks.

Situated in a quiet cul-de-sac, this well-presented property at 9 Eden Close offers an excellent opportunity for first-time buyers and investors alike. Offered with no upward chain, the home ensures a smooth and straightforward purchase process.

The property benefits from a peaceful residential setting, while still being conveniently located close to Sandwell & Dudley train station, providing easy access to Birmingham and surrounding areas. The nearby M5 motorway (Junction 2) further enhances connectivity for commuters.

This home combines practical location with strong investment potential, making it an ideal choice for those looking to step onto the property ladder or expand their portfolio.

Lounge

15' 5" x 11' 9" (4.70m x 3.58m)

Kitchen

9' 7" x 5' 7" (2.92m x 1.70m)

Bedroom One

11' 9" x 9' 2" (3.58m x 2.79m)

Bedroom Two

11' 9" x 9' 6" (3.58m x 2.90m)

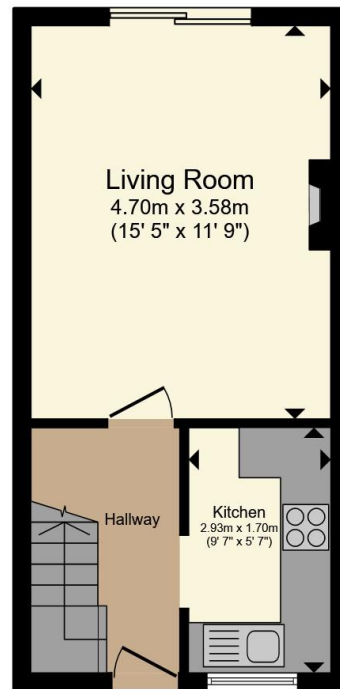
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-

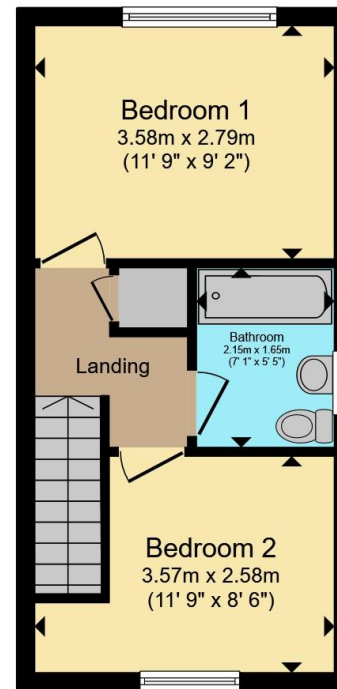








Ground Floor



First Floor

Total floor area 55.3 m² (596 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



To view this property please contact Connells on

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70-76 Birmingham Street
 OLDBURY B69 4EB

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/OLD312863



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.

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