



Connells

Regent Road  
Tividale Oldbury



Regent Road  
Tividale Oldbury B69 1TS

for sale offers over  
**£150,000**



## Property Description

**\*THE PERFECT PROPERTY FOR THOSE LOOKING TO DOWNSIZE & FIRST TIME BUYERS\*** A stunning ground floor maisonette beautifully presented throughout benefiting from a large garden to the rear. Inside comprises of entrance hall, lounge, kitchen, two good sized bedrooms & bathroom.

### Entrance Hall

Having door to front and wall mounted radiator.

### Lounge

13' 1" x 13' ( 3.99m x 3.96m )

Having front double glazed window and wall mounted radiator.

### Kitchen

9' 5" x 9' 2" ( 2.87m x 2.79m )

Having wall and base units, electric oven and gas hob, sink/drainage integrated into work surface and door to rear garden.

### Bedroom One

12' 6" x 11' 11" ( 3.81m x 3.63m )

Having rear double glazed window and wall mounted radiator.

### Bedroom Two

12' 11" x 9' 6" ( 3.94m x 2.90m )

Having front facing double glazed window and wall mounted radiator.

### Shower Room

Having shower cubicle with shower, wash hand basin, low level WC, towel rail and rear facing double glazed window.

### Rear Garden

Having patio area with further lawn area and fence boundaries.













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

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70-76 Birmingham Street  
 OLDBURY B69 4EB

EPC Rating: C Council Tax  
 Band: A

Service Charge: 417.37 Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/OLD312987](http://connells.co.uk/Property/OLD312987)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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