



**Connells**

Wheatsheaf Road  
Tividale Oldbury



### Property Description

This well-maintained semi-detached home in the highly sought-after Tividale area is ready for immediate occupancy. It features ideal living spaces that cater perfectly to first-time buyers and those looking to downsize. Additionally, the property boasts a prime location, conveniently situated near local amenities, excellent transport links, and reputable schools, including Dudley College.

### Entrance Hall

Double glazed door to the front, central heating radiator, stairs to first floor accommodation.

### Lounge / Dining Room

21' 2" x 11' 10" ( 6.45m x 3.61m )

Double glazed window to the front & elevations, central heating radiator.

### Kitchen

11' 2" x 6' ( 3.40m x 1.83m )

A fitted kitchen to include base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & electric hob with cooker extractor hood over, breakfast bar, tiling to splashback, built-in storage cupboard, double glazed window to the side, double glazed door to the rear.

### Utility Room

10' 2" x 9' 10" ( 3.10m x 3.00m )

Wall mounted storage units, plumbing for washing machine, space for domestic appliances, double glazed window to the side, door to the front.

### Cloakroom

Low level w.c., wash hand basin.



## First Floor

### Landing

Double glazed window to the side, loft access.

### Bedroom One

14' 11" x 8' 8" ( 4.55m x 2.64m )

Two double glazed windows to the front elevation, built-in storage wardrobes, central heating radiator.

### Bedroom Two

11' 2" x 10' 5" ( 3.40m x 3.17m )

Double glazed window to the rear, central heating radiator.

### Bathroom

Suite to comprise bath, wash hand basin, low level w.c., tiling, extractor fan, central heating radiator, double glazed window to the rear.

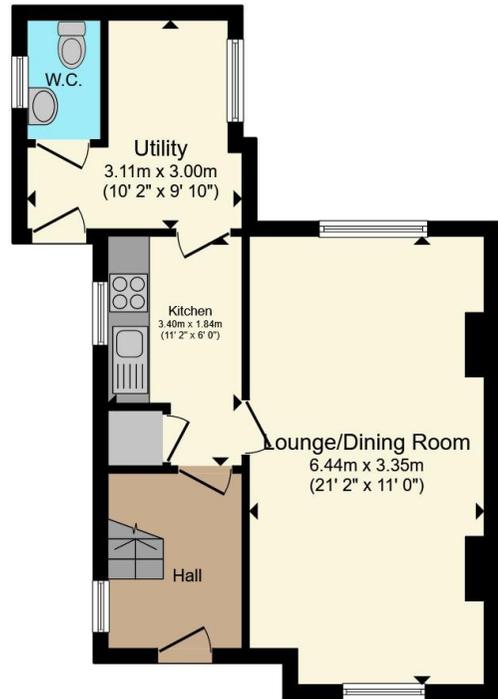
### Outside

To the front of the property paved driveway giving off road parking, lawned area with borders. Rear garden having paved patio area, lawned with various shrubs & borders, gate giving side access.

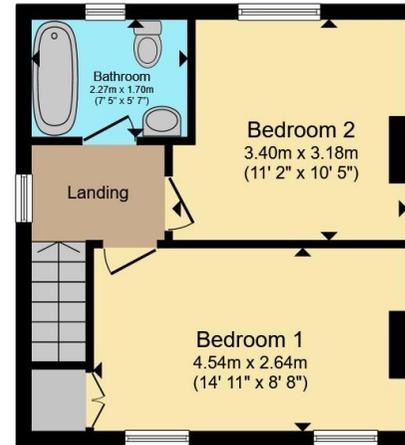








**Ground Floor**



**First Floor**

Total floor area 75.0 m<sup>2</sup> (807 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)



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4 & 5 Stone Street  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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