



**Connells**

New Birmingham Road  
Tividale Oldbury



## Property Description

Beautifully presented and thoughtfully extended to the rear, this attractive property on New Birmingham Road in Tividale offers an ideal opportunity for first-time buyers.

The home boasts a welcoming layout with a spacious and modern feel throughout, enhanced by the rear extension which provides additional living space perfect for relaxing or entertaining. Finished to a high standard, the property is ready to move into and enjoy from day one.

Conveniently located, the property benefits from excellent transport links including easy access to the M5 motorway and nearby Sandwell & Dudley train station, making it ideal for commuters. A variety of supermarkets and local amenities are also within close reach, adding to the home's practicality and appeal.

Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

## Entrance Hall

Double glazed door to the front, wall mounted radiator and stairs to upper floor.

## Cloakroom

Rear facing window, low level WC and wall mounted radiator.

## Lounge

14' 9" into bay x 11' 10" max ( 4.50m into bay x 3.61m max )

Front double glazed bay window and wall mounted radiator.

## Dining Room

14' 10" x 8' 10" ( 4.52m x 2.69m )

French double doors to the side elevation and wall mounted radiator.

## Kitchen

11' 5" x 10' 2" ( 3.48m x 3.10m )

Wall and base units, sink/drainer integrated into work surface, electric oven and hob with cooker hood over and rear facing double glazed window.

## Landing

Loft access, side facing double glazed window and doors leading to various rooms:

## Bedroom One

14' 6" max x 7' 11" max ( 4.42m max x 2.41m max )

Front double glazed window, fitted wardrobes and wall mounted radiator.

## Bedroom Two

10' 1" x 8' 11" ( 3.07m x 2.72m )

Rear facing double glazed window and wall mounted radiator.

### Bedroom Three

8' 4" x 5' 8" ( 2.54m x 1.73m )

Front double glazed window and wall mounted radiator.

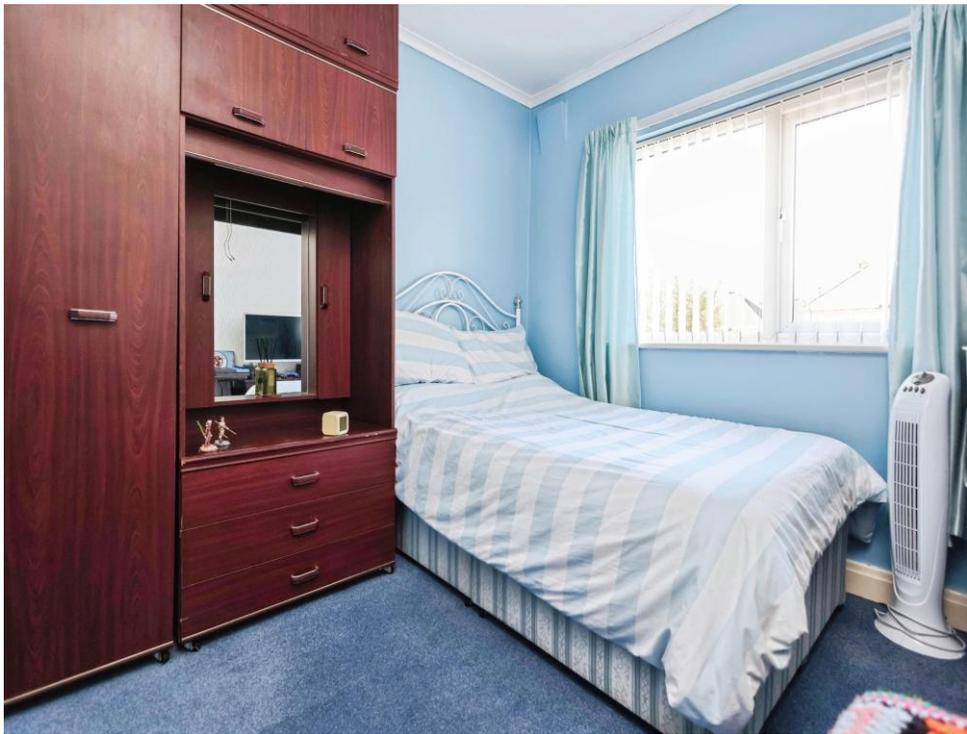
### Bathroom

Bath with mixer taps, was hand basin, low level WC, towel rail and rear facing double glazed window.

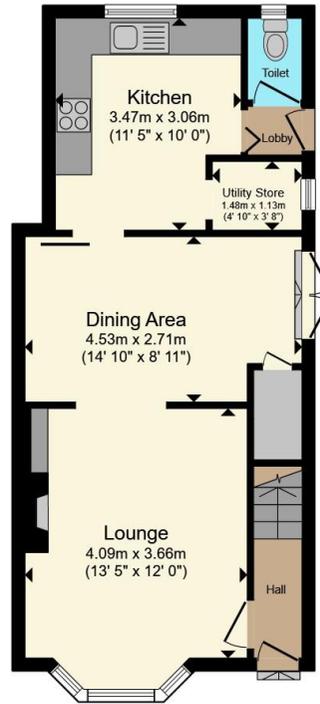
### Rear Garden

Patio with a further lawn area, pond area and additional side access and with fence boundaries

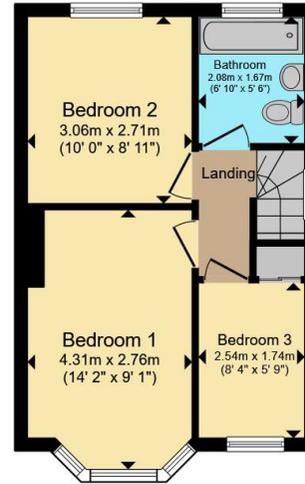








**Ground Floor**



**First Floor**

Total floor area 79.1 m<sup>2</sup> (852 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: D Council Tax  
 Band: B

Tenure: Freehold

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