



Connells

New Birmingham Road
Tividale Oldbury

New Birmingham Road Tividale Oldbury B69 2JE

for sale offers in the region of
£350,000



Property Description

Situated on the ever-popular New Birmingham Road, this well-proportioned and beautifully maintained three-bedroom property offers an excellent opportunity for families, first-time buyers, and investors alike. Conveniently located within easy reach of local amenities, reputable schools, and excellent transport links, this home perfectly balances comfort and practicality.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway leading into two generous reception rooms, ideal for both relaxing and entertaining. There is also a downstairs utility/shower room. The modern fitted kitchen provides ample storage and workspace, with direct access to the rear garden-perfect for everyday family living.

Upstairs, the property boasts three well-sized bedrooms, including a spacious master bedroom, alongside a contemporary family shower room finished to a high standard.

Externally, the property benefits from a large private rear garden, offering a great space for outdoor dining and leisure. To the front, there is off-road parking, adding further convenience.

Call the sales team TODAY on 0121-552-2671

Entrance Hall

Stairs leading to the first floor

Lounge

13' 5" Plus Bay x 10' 10" (4.09m Plus Bay x 3.30m)

There is a double glazed bay window to the front, a double glazed window to the rear and a wall mounted radiator.

Dining Room

11' 5" x 12' (3.48m x 3.66m)

Double glazed window to the front, wall mounted radiator. There is also a door which leads to the utility/shower room.

Kitchen

11' 3" x 8' 3" max (3.43m x 2.51m max)

Wall and base units, double glazed window to the rear. There is a sink/drainage along with an integrated oven and gas hob. The door to the side leads to the rear garden.

Landing

Double glazed window.

Bedroom One

13' 3" x 10' 11" (4.04m x 3.33m)

Double glazed window to the front and back and wall mounted radiator.

Bedroom Two

11' 5" into recess x 9' 11" into recess (3.48m into recess x 3.02m into recess)

Double glazed window to the front, wall-mounted radiator and fitted wardrobes.

Bedrom Three

8' 9" x 6' 11" (2.67m x 2.11m)

Double glazed window to the rear, wall mounted radiator and fitted wardrobes.

Shower Room

Double glazed window, low level wc, wash hand basin/vanity. It has a Jacuzzi shower and a wall mounted towel radiator.

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-money laundering checks.

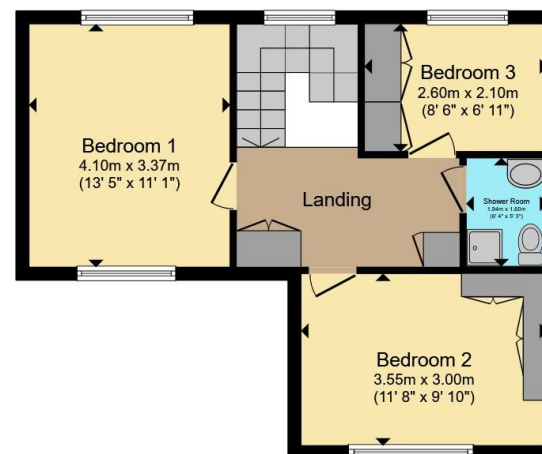








Ground Floor



First Floor

Total floor area 101.2 m² (1,089 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

Connells

To view this property please contact Connells on

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70-76 Birmingham Street
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/OLD313054



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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