



Connells

Lye Cross Road
Tividale Oldbury



Property Description

A beautifully presented three-bedroom semi-detached property, ideally suited to first-time buyers and growing families alike. Offering well-proportioned accommodation, this attractive home is ready to move into and provides an excellent opportunity for those looking to take their first step onto the property ladder.

Situated in the popular Tividale area, the property benefits from excellent local amenities and convenient transport links, including easy access to the M5 motorway, Junction 2, making it particularly appealing to commuters travelling throughout the West Midlands.

The property is also well positioned for families, being within the catchment area for a selection of well-regarded local schools, subject to confirmation with the relevant education authority.

Internally, the accommodation is presented to a high standard and offers a welcoming and comfortable living environment, with three bedrooms providing flexibility for families, guests or a home-working space.

Front Of Property

Driveway supplying off road parking.

Entrance Hall

UPVC entrance door, stairs to first floor, radiator.

Lounge

12' 11" x 12' 6" (3.94m x 3.81m)

Double glazed window to the front, radiator, fire place with gas fire.

Kitchen Diner

18' 8" x 9' 10" (5.69m x 3.00m)

Modern fitted kitchen with a range of wall & base units to include work surfaces over, sink drainer, integrated electric oven, integrated induction hob, radiator, double glazed window to the front, double glazed french doors leading to rear garden.

Bedroom One

12' 4" x 10' 9" (3.76m x 3.28m)

Double glazed window to the rear, radiator.

Bedroom Two

11' 10" x 9' 10" (3.61m x 3.00m)

Double glazed window to the rear, radiator.

Bedroom Three

8' 6" x 8' 2" (2.59m x 2.49m)

Double glazed window the front, radiator.

Shower Room

Suite to comprise shower cubicle, wash hand basin in vanity unity, low level WC, towel rail, double glazed window to the side.

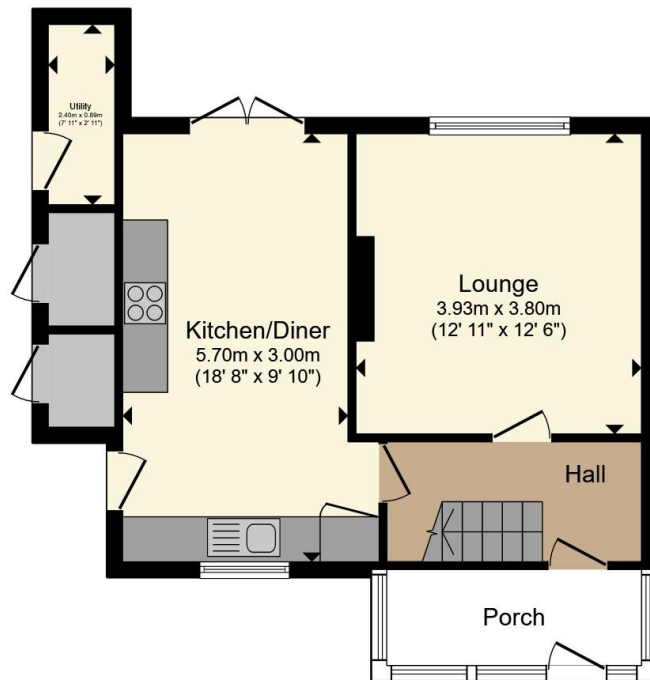
Rear Garden

Well maintained rear garden with patio, lawn & decking area.

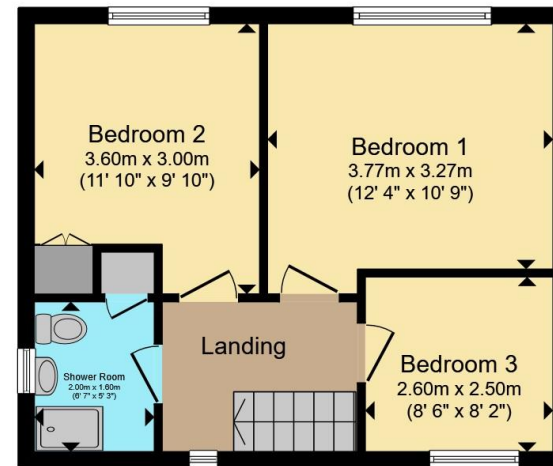








Ground Floor



First Floor

Total floor area 83.8 m² (902 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

T 0121 552 2671
E oldbury@connells.co.uk

70-76 Birmingham Street
OLDBURY B69 4EB

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/OLD313442



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: OLD313442 - 0003