



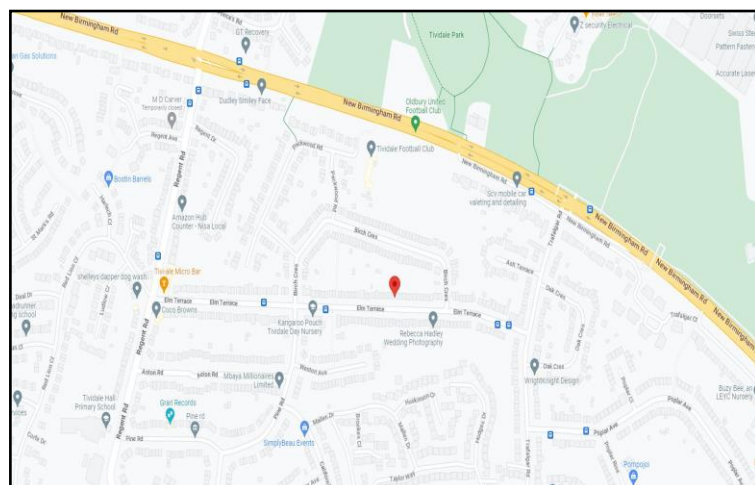
Elm Terrace, Tividale, Oldbury, West Midlands, B69 1UD

**Offers in Excess of
£185,000**

Innovate Estate Agents are pleased to present this TWO BEDROOM SEMI DETACHED HOUSE situated in Tividale, Oldbury! The property boasts of FRONT DRIVEWAY allowing OFF ROAD PARKING, entrance hallway, TWO RECEPTION ROOMS, FITTED KITCHEN, family bathroom, rear garden, double glazing and gas central heating throughout! Thanks to its sought after location the property is only a short distance away from a range of day to day amenities, educational facilities and transport links such as Tividale Hall Primary School, Dudley Port Train Station, Tesco Extra Supermarket and (M5 Junction 2). EPC Rating: C. Council Tax Band: A. Admin Fees May Apply.

Approach	The property is approached via block paved front driveway allowing off road parking with steps leading up to front entrance porch door.
Front Entrance Porch	Having door leading into:
Entrance Hallway	Having ceiling light point, stairs rising to first floor landing and doors leading into:
Lounge	14' 0" x 10' 4" (4.26m x 3.15m) Having ceiling light point, power points, double glazed bay window to front elevation, gas central heating radiator and electric fire.
Dining Room	13' 3" x 10' 0" (4.04m x 3.04m) Having ceiling light point, power points, gas central heating radiator, double glazed window to side elevation, wood effect laminate flooring and archway leading into fitted kitchen.
Fitted Kitchen	12' 5" x 7' 1" (3.79m x 2.17m) Having ceiling spot lights, power points, gas central heating radiator, double glazed window to rear elevation, fitted kitchen comprising of matching wall and base units, roll top work surfaces, integrated bowl and a half stainless steel sink drainer unit with mixer tap above, integrated double oven, integrated four ring gas hob with extractor fan above, space for fridge/freezer, tiling to splash prone areas, tiling to flooring and door leading to rear garden.
First Floor Landing	Having ceiling light point and doors leading into:
Bedroom One	13' 7" x 11' 11" (4.15m x 3.63m) Having ceiling light point, power points, gas central heating radiator, built in storage cupboard and double glazed windows to front elevation.
Bedroom Two	10' 1" x 8' 0" (3.07m x 2.45m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Family Bathroom	6' 10" x 4' 11" (2.09m x 1.50m) Having ceiling light point, gas central heated towel radiator, obscure double glazed window to rear elevation, low level W/C, vanity hand wash basin, panel bath with mixer tap and shower head above, tiling to all walls and linoleum flooring.
Rear Garden	The rear of the property comprises of slate chipped patio area, further paved patio area laid to lawn, planters to sides and fencing to its perimeters.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Equipment: Innovate EA Limited trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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