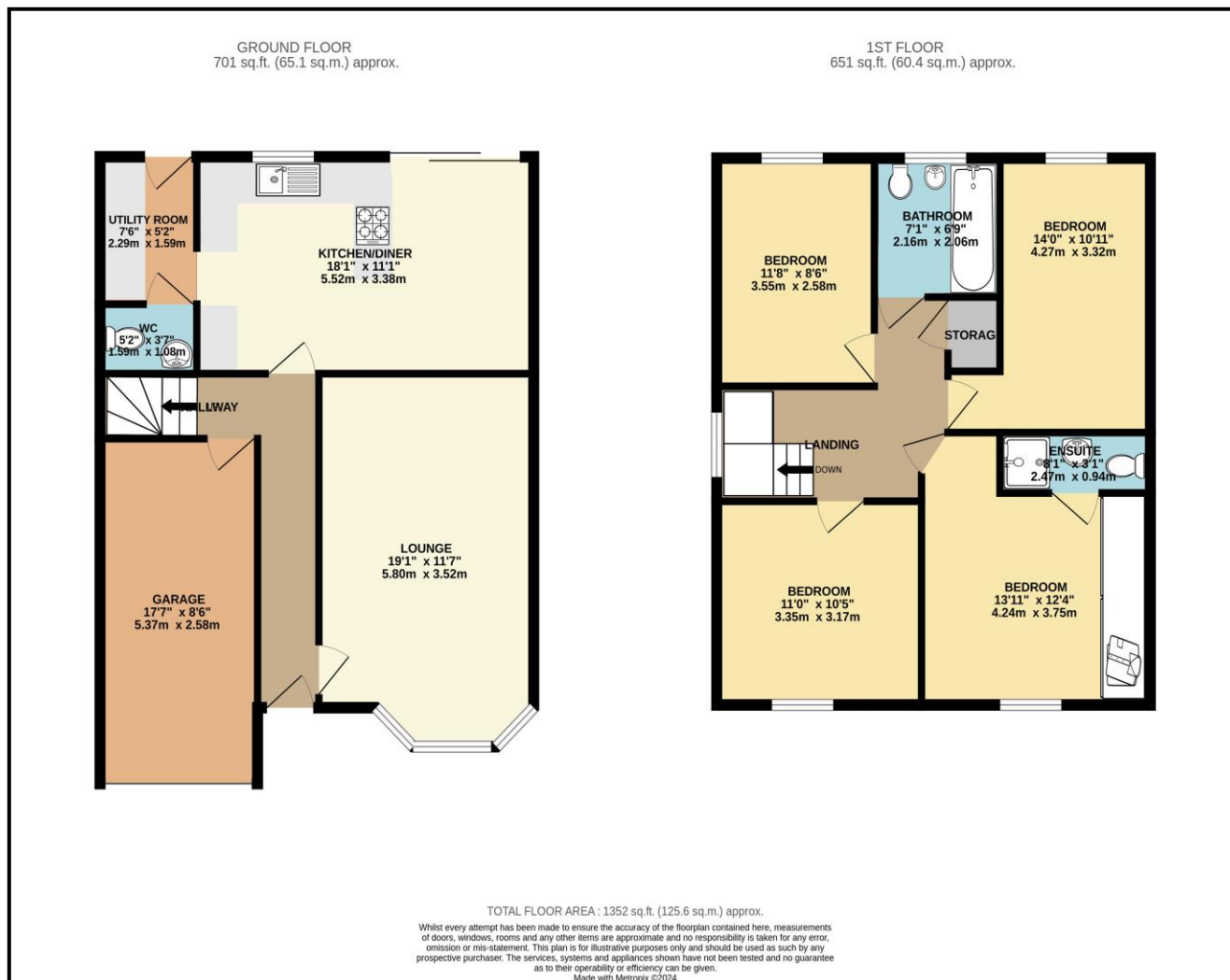
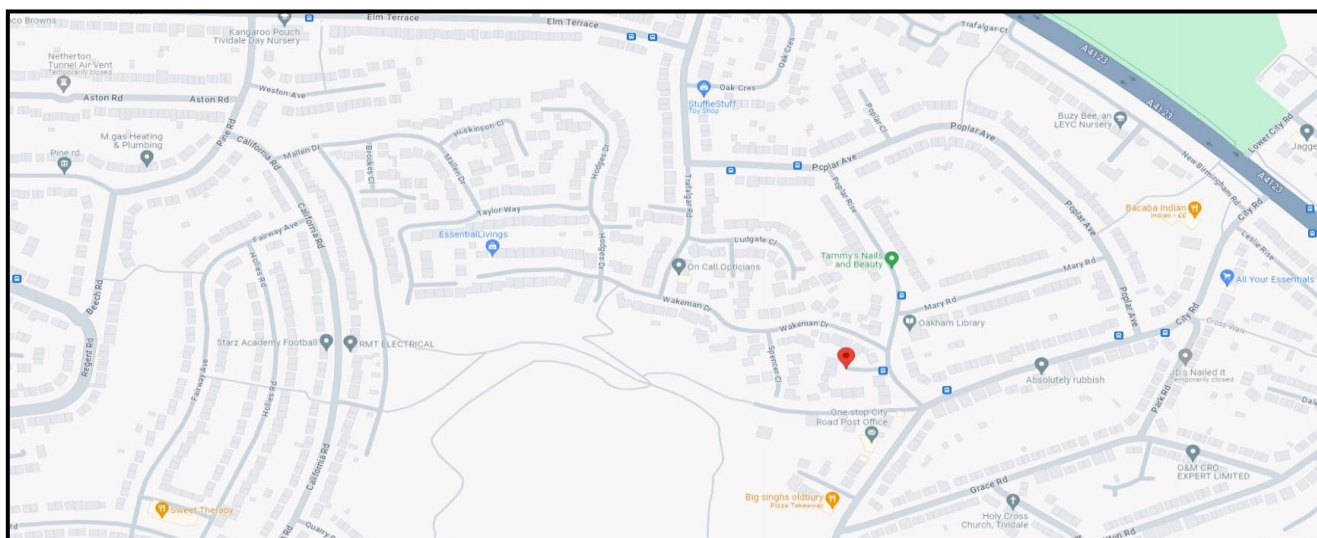


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 T: 0121 544 4554 E: info@innovate-ea.co.uk



Barley Fields, Tividale, Oldbury, West Midlands, B69 1RA

Offers in Excess of £385,000



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 78 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Innovate Estate Agents are delighted to offer this 'well presented' **FOUR BEDROOM DETACHED PROPERTY** situated in Tividale, Oldbury! The property boasts of **FRONT DRIVEWAY** allowing **OFF ROAD PARKING**, **GARAGE**, entrance hallway, **LOUNGE**, **FITTED KITCHEN/DINER**, utility room, guest **W/C**, **EN-SUITE** to master bedroom, family bathroom, rear garden, **CUL-DE-SAC LOCATION**, double glazing and gas central heating throughout! Thanks to its sought after location the property has easy commute to a range of day to day amenities, educational facilities and transport links such as Oakham Primary School, Grace

Mary Primary School, Ormiston Sandwell Community Academy, The Co Operative Supermarket, Sandwell and Dudley Train Station and (M5 Junction 2). **EPC Rating: C.**

Council Tax Band: E. Admin Fees May Apply.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Plascom One Ltd as Innovate Estate Agents and its employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Plasmcom One Ltd trading as Innovate Estate Agents or the vendors.

Equipment: Plasmcom One Ltd 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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| | |
|----------------------|--|
| Approach | The property is approached via a tarmacadam front driveway allowing off road parking leading to garage door, lawned fore garden with paved pathway leading to front entrance door. |
| Entrance Hallway | Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, door leading into lounge, fitted kitchen, garage and stairs rising to first floor landing. |
| Lounge | 19' 0" x 11' 7" (5.80m x 3.52m) Having ceiling light point, power points, gas central heating radiator and double glazed bay window to front elevation. |
| Fitted Kitchen/Diner | 18' 1" x 11' 1" (5.52m x 3.38m) Having ceiling spot lights, power points, gas central heating radiator, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset bowl and a half stainless steel sink drainer unit with mixer tap, integrated four ring gas hob with cooker hood above and electric oven below, space for fridge/freezer, tiling to floor, dining area with wood flooring, sliding patio doors leading to rear garden and door to utility room. |
| Utility Room | 7' 6" x 5' 3" (2.29m x 1.59m) Having ceiling light point, power points, gas central heating radiator, matching wall and base units, roll top work surfaces, inset stainless steel sink drainer unit with mixer tap, plumbing for washing machine, tiled flooring, door leading to guest W/C and door to rear garden. |
| Guest W/C | 5' 3" x 3' 7" (1.59m x 1.08m) Having ceiling light point, gas central heating radiator, pedestal hand wash basin with mixer tap, low level W/C and tiling to splash prone areas. |
| First Floor Landing | Having ceiling light point and doors leading into all bedrooms, family bathroom and storage cupboard. |
| Master Bedroom | 13' 11" x 12' 4" (4.24m x 3.75m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation, fitted wardrobes and door leading into en-suite shower room. |
| En-Suite Shower Room | 8' 1" x 3' 1" (2.47m x 0.94m) Having ceiling light point, gas central heating radiator, built in shower cubicle with shower head attachment, pedestal hand wash basin with mixer tap, low level W/C, tiling to walls and floor. |
| Bedroom Two | 14' 0" x 10' 11" (4.27m x 3.32m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation. |
| Bedroom Three | 11' 0" x 10' 5" (3.35m x 3.17m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation. |
| Bedroom Four | 11' 8" x 8' 6" (3.55m x 2.58m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation. |
| Family Bathroom | 7' 1" x 6' 9" (2.16m x 2.06m) Having ceiling light point, obscure double glazed window to rear elevation, gas central heating radiator, bathroom suite comprises of panel bath with hot and cold water taps with shower head attachment above, pedestal hand wash basin with mixer tap, low level W/C, tiling to walls and linoleum flooring. |
| Rear Garden | The rear of the property comprises of paved patio area with bar area and steps leading down to lawned area, light points and fencing to its perimeters. |
| Garage | 17' 7" x 8' 6" (5.37m x 2.58m) |