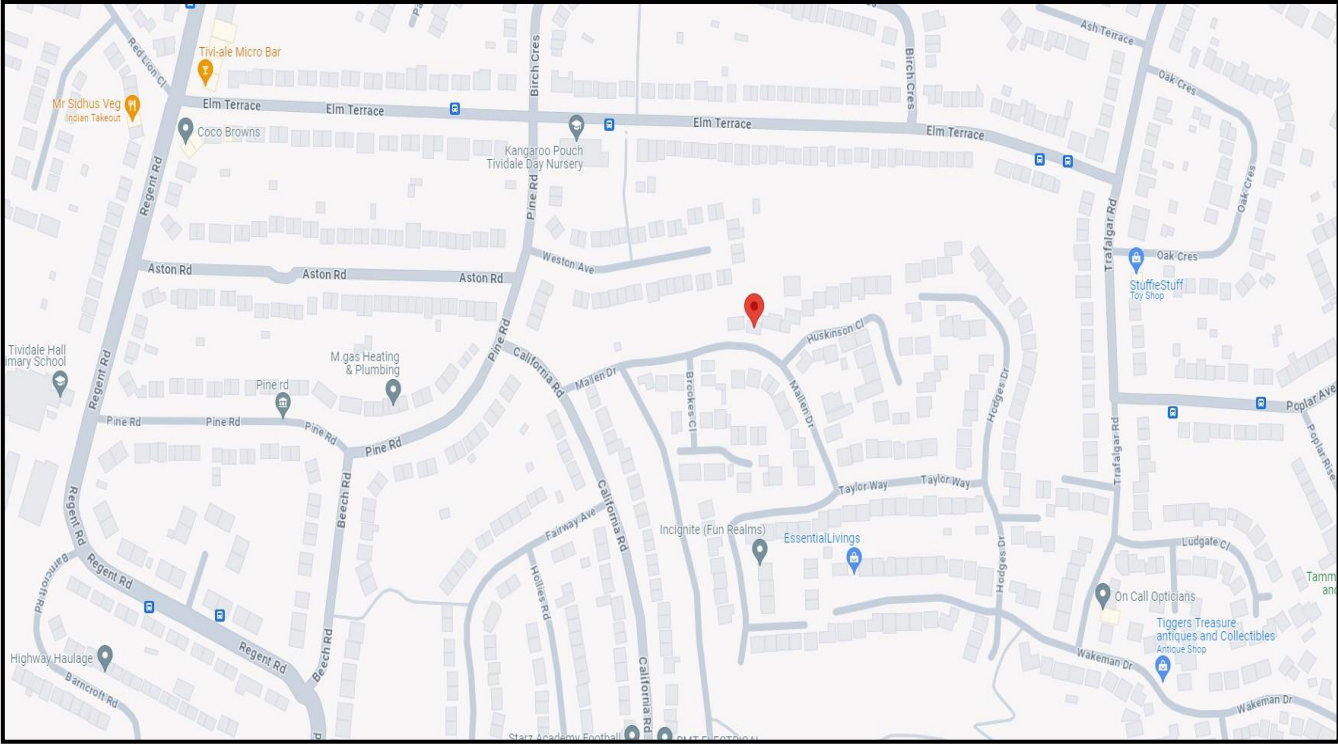


18 Birmingham Street, Oldbury, West Midlands, B69 4DS  
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Score	Energy rating	Current	Potential
92+	A		123 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Mallen Drive, Tividale, Oldbury, West Midlands, B69 1LX

Offers in Excess of £330,000

Innovate Estate Agents are delighted to present this NEW BUILD THREE BEDROOM DETACHED BUNGALOW situated in Tividale. The property boasts of DRIVEWAY allowing OFF ROAD PARKING, entrance hallway, OPEN PLAN LIVING SPACE with lounge area and FITTED KITCHEN, bathroom, rear garden, 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 and transport links such as Tividale Park, Tesco Extra Supermarket, Sandwell & Dudley Train Station and M5 Junction 2. EPC Rating: B. Council Tax Band: D. Admin Fees May Apply.

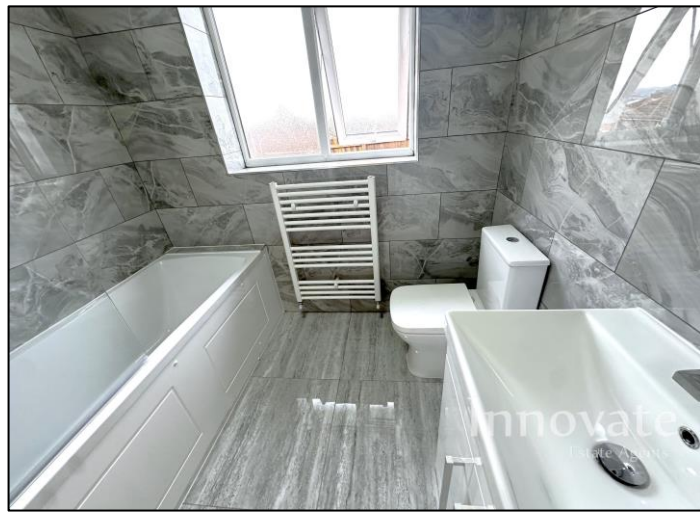
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Equipment: Plascom One Ltd trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

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 by a lawned area leading to front entrance door, block paved driveway to side allowing off road parking and gate providing access to rear garden.

#### Entrance Hallway

Having ceiling light point, UPVC double glazed front entrance door, doors of to reception room, all bedrooms and bathroom, storage cupboard.

#### Open Plan Living Space - Lounge Area

16' 4" x 10' 9" (4.983m x 3.28m) Having ceiling light points, power points, gas central heating radiators, wood effect laminate flooring, archway to fitted kitchen area and double glazed patio doors leading to rear garden.

#### Fitted Kitchen Area

6' 9" x 9' 8" (2.046m x 2.953m) Having ceiling spotlights, power points, fitted kitchen comprises of matching high gloss wall and base units with marble effect work tops over, inset stainless steel sink drainer unit with mixer tap, integrated four ring gas hob with extractor fan above and electric oven below, wall mounted combination boiler enclosed in kitchen unit, integrated fridge/freezer, tiling to splash prone areas, marble effect tiled flooring and archway leading to living area.

#### Bedroom One

11' 2" x 8' 2" (3.395m x 2.491m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

#### Bedroom Two

11' 2" x 9' 8" (3.401m x 2.936m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.

#### Bedroom Three

9' 0" x 7' 1" (2.749m x 2.160m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

#### Bathroom

Having ceiling light point, obscure double glazed window to rear elevation, gas central heated towel radiator, bathroom suite comprises of panel bath with shower screen, hot and cold water taps, thermostatic shower and shower head attachment above, vanity hand wash basin with mixer tap, low level eco-flush W/C, tiling to walls and floor.

#### Rear Garden

The rear of the property comprises of paved patio area laid to lawn, planters to sides with mature shrubs and bushes and fencing to its perimeters.