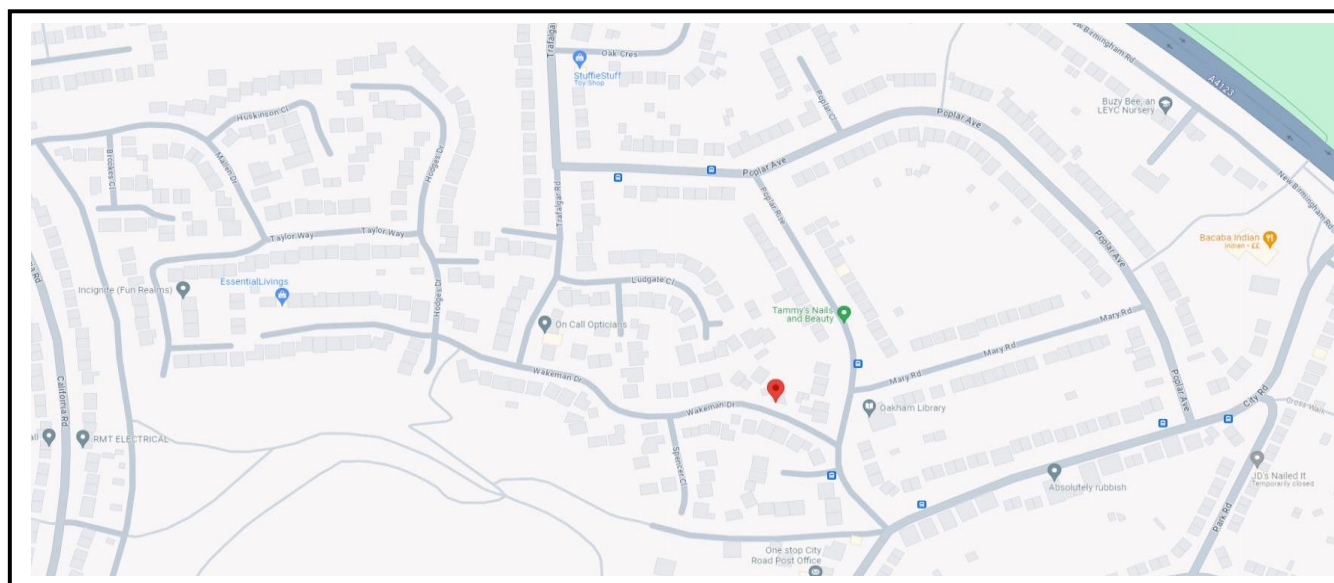
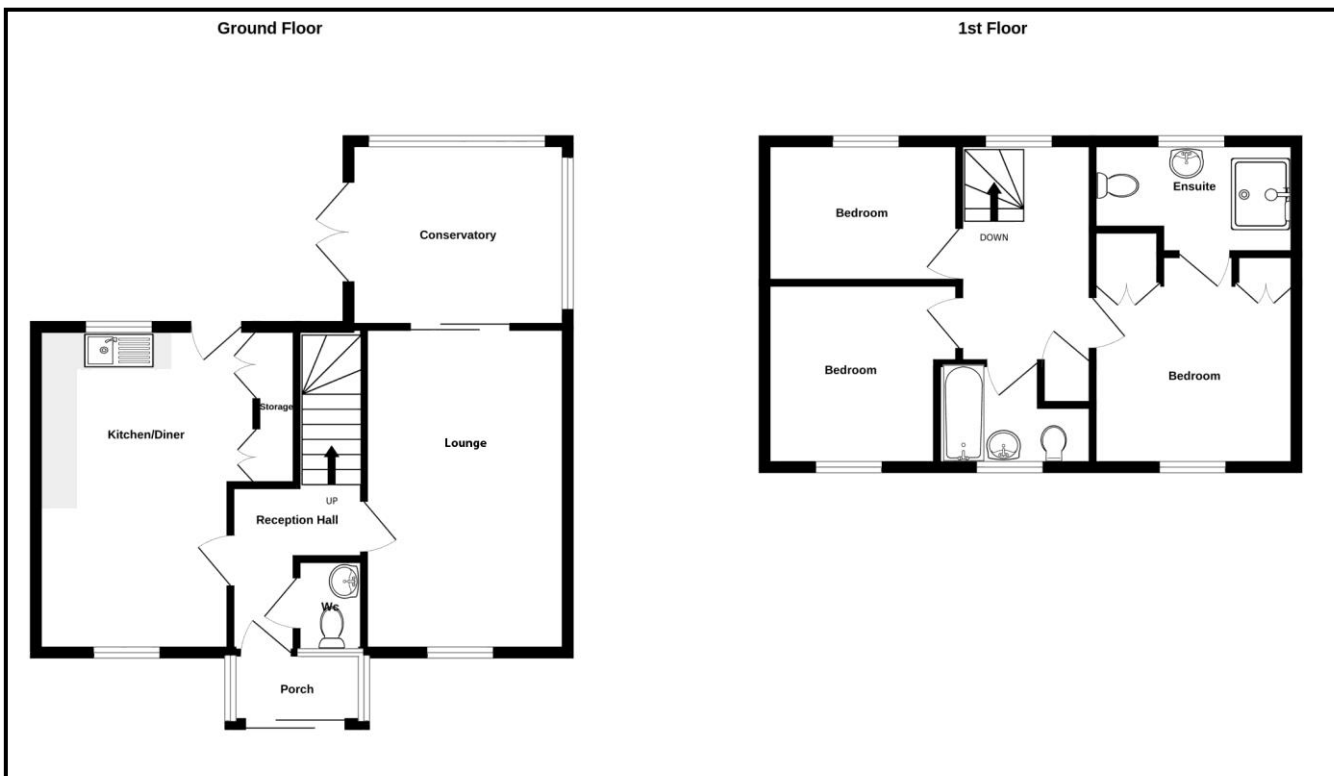


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Wakeman Drive, Tividale, Oldbury West Midlands, B69 1NQ

£330,000

Innovate Estate Agents are delighted to present this THREE BEDROOM DETACHED PROPERTY situated in a popular residential area in Tividale! The property boasts of DRIVEWAY allowing OFF ROAD PARKING, GARAGE, fore garden, front entrance porch, entrance hallway, LOUNGE, FITTED KITCHEN/DINER, CONSERVATORY, guest W/C, EN-SUITE SHOWER ROOM to master bedroom, family bathroom, rear garden designed for 'easy maintenance', double glazing and gas central heating throughout! Thanks to its sought after location the property is only a stone throw away from a range of day to day amenities, educational facilities and transport links such as Oakham 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: D. Admin Fees May Apply.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 their 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 Plascom One Ltd trading as Innovate Estate Agents or the vendors.

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 via a gate leading to 'manicured' lawned fore garden with planters to sides, mature shrubs and bushes and pathway leading to double glazed front entrance porch door.
Front Entrance Porch	Having wall light point and further door leading into entrance hallway.
Entrance Hallway	Having ceiling light point, power points, doors leading into lounge, kitchen/diner, guest W/C and stairs rising to first floor landing.
Lounge	16' 0" x 10' 3" (4.87m x 3.12m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation, feature electric fireplace with wooden surround, wood effect laminate flooring and UPVC French doors leading to conservatory.
Conservatory	12' 5" x 9' 6" (3.78m x 2.89m) Having power points, gas central heating radiator, double glazed windows to rear elevation, wood effect laminate flooring and UPVC double glazed French doors leading to rear garden.
Fitted Kitchen/Diner	10' 10" x 16' 4" (3.30m x 4.97m) Having ceiling spot lights, power points, gas central heating radiator, double glazed windows to front and rear elevations, fitted kitchen comprises of matching wall and base units with work tops over, inset sink drainer unit with mixer tap, integrated four ring gas hob with extractor fan above, other integrated appliances include, microwave, oven and fridge/freezer, plumbing for washing machine, tiling to walls, tiled flooring, door to rear garden and archway leading into dining area.
Guest W/C	Having ceiling light point, gas central heating radiator, obscure double glazed window to front elevation, low level W/C, wall mounted hand wash basin with hot and cold water taps, tiling to splash prone areas and tiled flooring.
First Floor Landing	Having ceiling light point, double glazed window to rear elevation, access to loft space, doors leading into all bedrooms, family bathroom and storage cupboard.
Bedroom One	10' 11" x 8' 9" (3.32m x 2.66m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation, built in wardrobes and door to en-suite shower room.
En-Suite Shower Room	10' 6" x 4' 0" (3.20m x 1.22m) Having ceiling light point, shaver point, gas central heated towel radiator, obscure double glazed obscure window to rear elevation, suite comprises of walk in shower cubicle with thermostatic shower and shower head attachment above, low level W/C, vanity hand wash basin with mixer tap and tiling to walls and floor.
Bedroom Two	10' 11" x 8' 9" (3.32m x 2.66m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Bedroom Three	11' 1" x 7' 0" (3.38m x 2.13m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Family Bathroom	8' 0" x 5' 9" (2.44m x 1.75m) Having ceiling light point, obscure double glazed window to front elevation, gas central heating radiator, bathroom suite comprises of panel bath with mixer tap, low level W/C, vanity hand wash basin with mixer tap, tiling to walls and floor.
Rear Garden	The rear of the property comprises of block paved patio area, further paved area, planters to side, fencing to its perimeters, door leading to garage and gate leading to driveway.
Garage	Approached via a tarmac driveway allowing off road parking and having ceiling light point, power points, up and over garage door and door leading to rear garden.