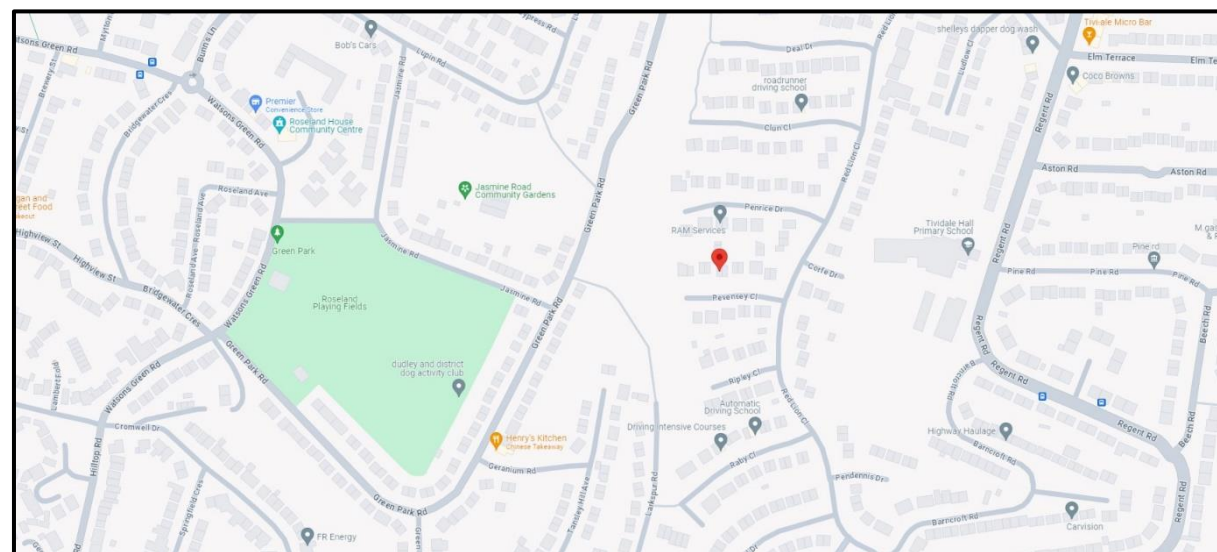
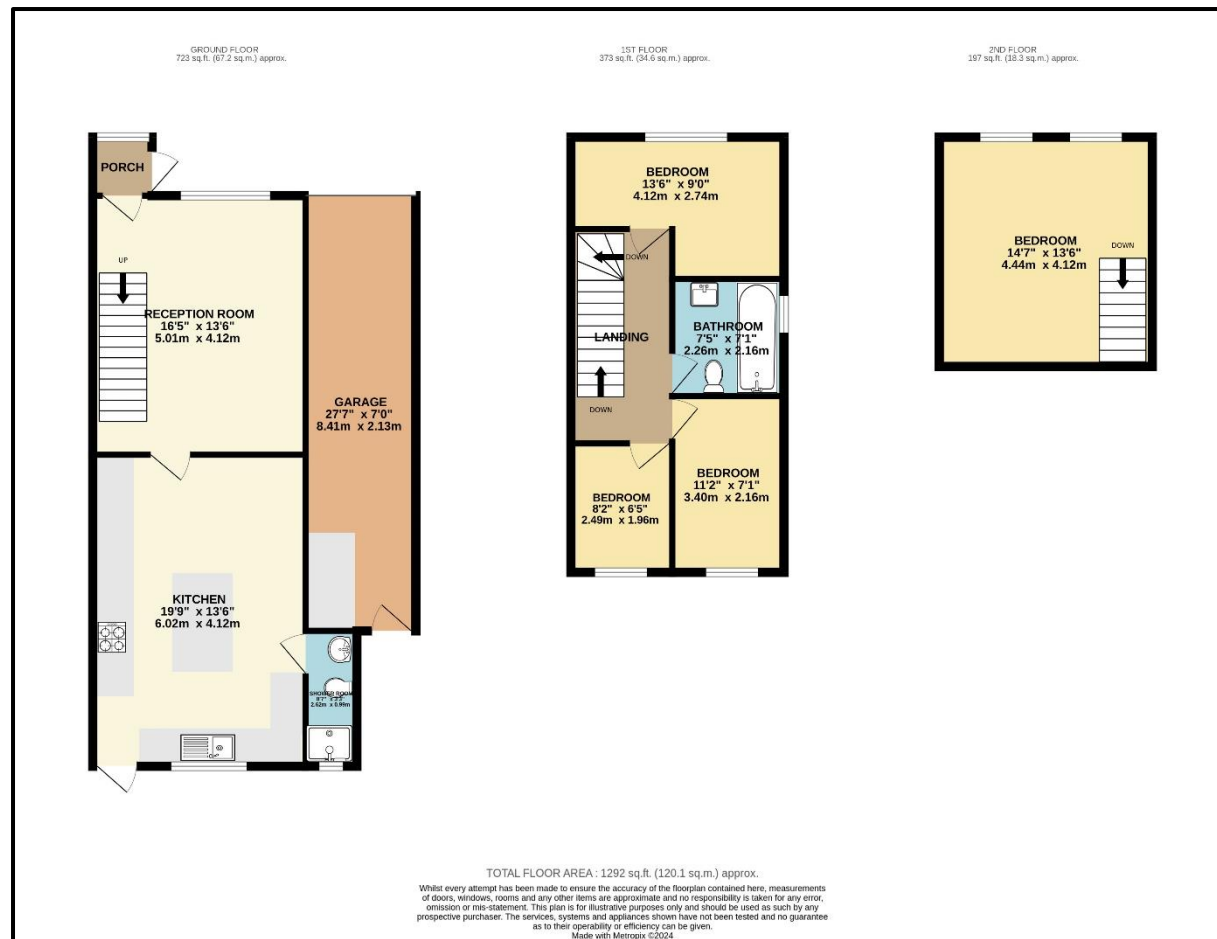


18 Birmingham Street, Oldbury, West Midlands, B69 4DS
 T: 0121 544 4554 E: info@innovate-ea.co.uk



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		



Pevensey Close, Tividale, Oldbury, West Midlands, B69 1UP

£310,000

Innovate Estate Agents are delighted to offer this 'well-presented' THREE BEDROOM SEMI DETACHED PROPERTY with LOFT ROOM situated in Tividale! The property boasts of FRONT DRIVEWAY allowing OFF ROAD PARKING, GARAGE, LOUNGE, FITTED KITCHEN/DINER, downstairs shower room, first floor family 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, educational facilities and transport links such as Tividale Hall Primary School, Oakham Primary School, Tividale Park, Sandwell & Dudley Train Station and (M5 Junction 2). EPC Rating: C.

Council Tax Band: B. 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 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 block paved front driveway allowing off road parking leading to front entrance porch door and garage door.
Front Entrance Porch	Having further door leading into lounge.
Lounge	16' 5" x 13' 6" (5.01m x 4.12m) Having ceiling light point, wall light points, power points, gas central heating radiator, double glazed window to front elevation, wood effect laminate flooring, stairs rising to first floor landing and door leading into fitted kitchen/diner.
Fitted Kitchen/Diner	19' 9" x 13' 6" (6.02m x 4.12m) Having ceiling spotlights, power points, gas central heating radiator, double glazed window to rear elevation, fitted kitchen comprises of matching high gloss wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, space for range style cooker with cooker hood above, plumbing for washing machine, space for American style fridge/freezer, island, dining area, tiling to splash prone areas, tiled flooring, door leading to downstairs shower room and door to rear garden.
Downstairs Shower Room	Having ceiling light point, obscure double glazed window to rear elevation, suite comprises of built in shower cubicle with thermostatic shower and shower head attachment, low level W/C, vanity hand wash basin with mixer tap, tiling to walls and floor.
First Floor Landing	Having ceiling light point, doors leading into all bedrooms and family bathroom and stairs rising to second floor/loft room.
Bedroom One	13' 6" x 9' 0" (4.12m x 2.74m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to front elevation.
Bedroom Two	11' 2" x 7' 1" (3.40m x 2.16m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to rear elevation.
Bedroom Three	8' 2" x 6' 5" (2.49m x 1.96m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to rear elevation.
Family Bathroom	7' 5" x 7' 1" (2.26m x 2.16m) Having ceiling light point, obscure double glazed window to side elevation, bathroom suite comprises of panel bath with thermostatic shower and shower head attachment above, vanity hand wash basin with mixer tap, low level W/C, tiling to walls and floor.
Loft Room	14' 7" x 13' 6" (4.44m x 4.12m) Having ceiling light point, power points, gas central heating radiators, skylight, wood effect laminate flooring.
Rear Garden	The rear of the property comprises of paved patio area with steps leading down to lawned area, shed and fencing to its perimeters.
Garage	27' 7" x 7' 0" (8.41m x 2.13m)