

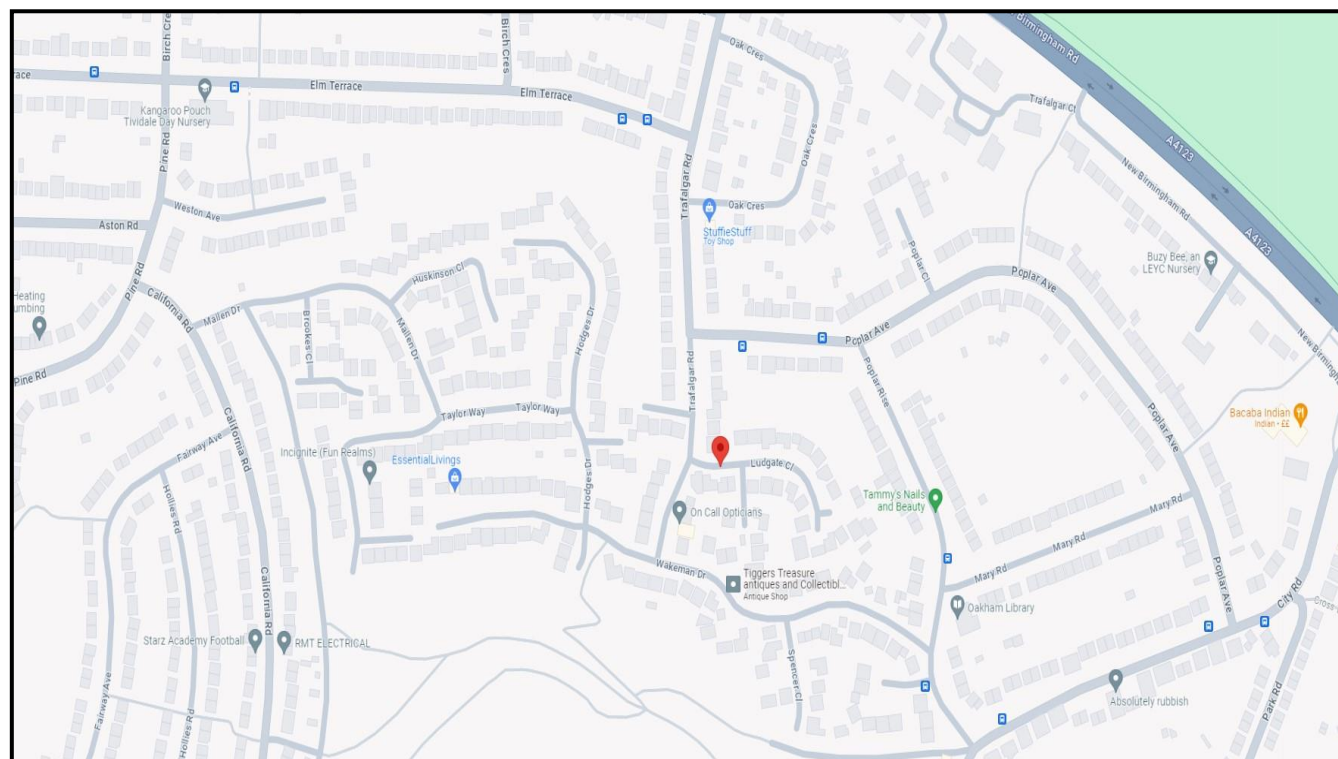
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Ludgate Close, Tividale, Oldbury, West Midlands, B69 1NY

£275,000

Innovate Estate Agents are delighted to present this **THREE BEDROOM SEMI DETACHED FAMILY HOME** situated in Tividale, Oldbury! The property boasts of **FRONT DRIVEWAY** providing **OFF ROAD PARKING**, entrance hallway, **TWO RECEPTION ROOMS**, **FITTED KITCHEN/DINER**, **GUEST W/C**, 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 Oakham Primary School, Ormiston Sandwell Community Academy, The Co Operative Supermarket, Sandwell and Dudley Train Station and (M5 Junction 2). **EPC Rating: D. Council Tax Band: C. 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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Tenure Information

Tenure: Freehold
Estate Charge: £169 per year.

DISCLAIMER: This information has been provided by a third party and have not been verified. We recommend you confirm this information with your conveyancer.

Approach

The property is approached via fore garden with tarmac front driveway leading to front entrance door and side access to reception room two.

Entrance Hallway

Having ceiling light point, gas central heating radiator, double glazed window to front elevation and doors leading into:

Reception Room One

16' 5" x 14' 9" (5.00m x 4.49m) Having ceiling light points, gas central heating radiator, double glazed bay window to front elevation, feature electric fire place with decorative surround and stairs rising to first floor landing.

Reception Room Two

18' 0" x 12' 0" (5.48m x 3.65m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation, wood effect laminate flooring and double glazed door to front elevation.

Fitted Kitchen/Diner

15' 1" x 8' 2" (4.59m x 2.49m) Having ceiling light point, power points, double glazed window to rear elevation, gas central heating radiator, double glazed French doors leading off to rear garden, fitted kitchen comprises of matching wall and base units, roll top work surfaces, stainless steel bowl and a half sink drainer unit with mixer tap, integrated four ring gas hob, integrated gas oven, plumbing to washing machine, space for fridge freezer, tiling to splash prone areas, tiling to floor

Guest W.C

Having ceiling light point, gas central heating radiator, obscure double glazed window to side elevation, low level W.C, floating hand wash basin and tiling to splash prone areas.

First Floor Landing

Having ceiling light point, access to loft space and doors leading into:

Bedroom One

8' 1" x 9' 2" (2.46m x 2.79m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

Bedroom Two

8' 0" x 13' 1" (2.44m x 3.98m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation and fitted wardrobes.

Bedroom Three

6' 7" x 9' 8" (2.01m x 2.94m) Having ceiling light point, power points, gas central heating radiator and double glazed window to side elevation.

Family Bathroom

Having ceiling light point, gas central heating radiator, bathroom suite comprises of low level W.C, pedestal hand wash basin, panel bath and tiling to splash prone areas.

Rear Garden

The rear of the property comprises of paved patio area, raised paved patio area laid to lawn, garden shed and fencing to its perimeters.