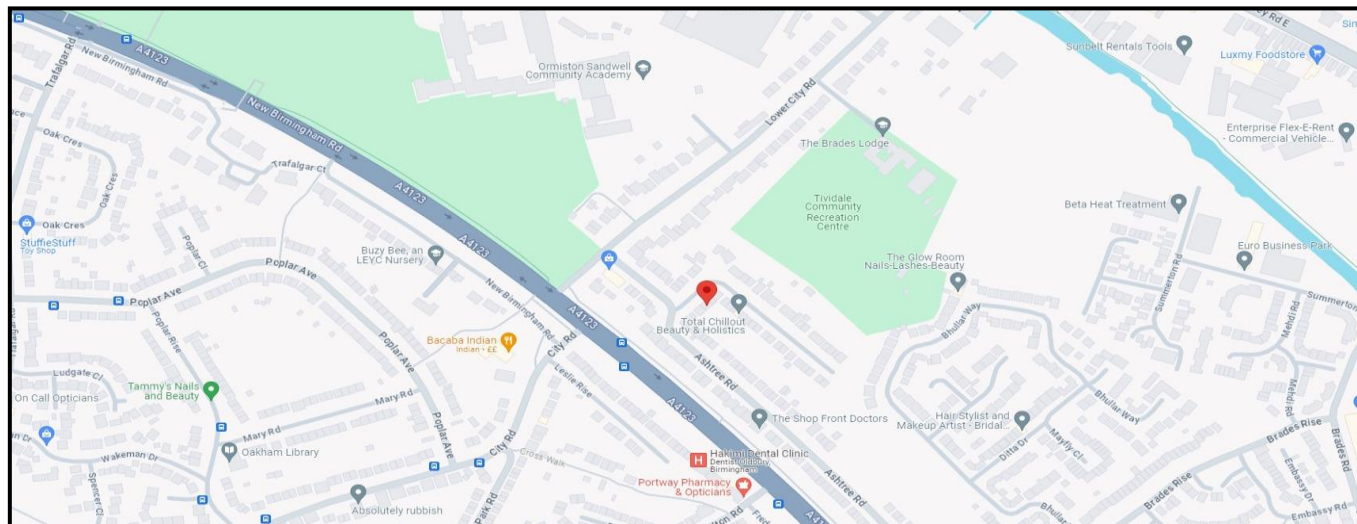
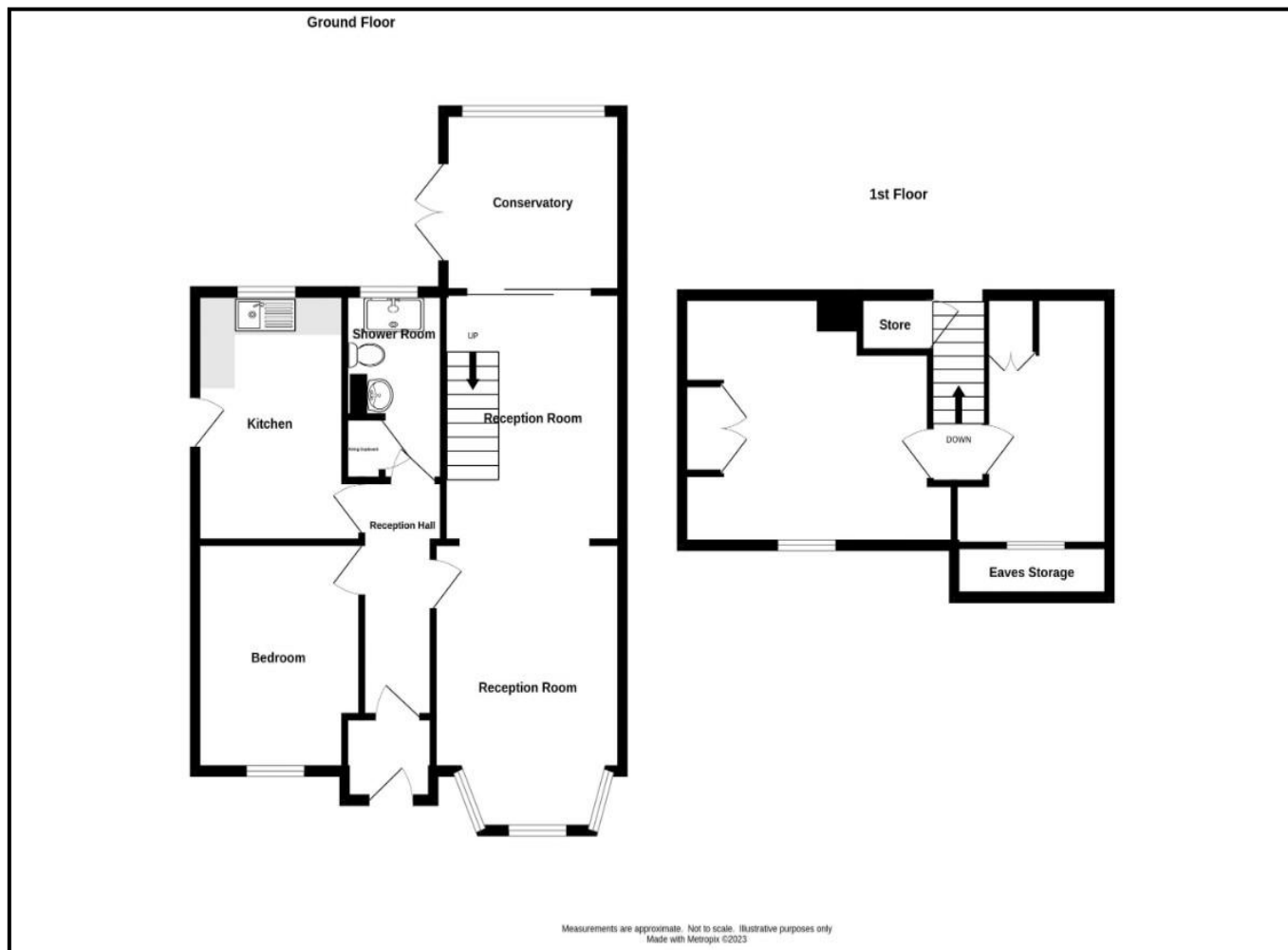


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Hillbank, Tividale, Oldbury, West Midlands, B69 2HJ

Offers in the Region Of £230,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Innovate Estate Agents are delighted to present this THREE BEDROOM SEMI DETACHED DORMER BUNGALOW situated in Tividale, Oldbury! The property boasts of FRONT DRIVEWAY providing OFF ROAD PARKING, front entrance porch, entrance hallway, TWO RECEPTION ROOMS, FITTED KITCHEN, shower room, CONSERVATORY, GARAGE, rear garden, double glazing and gas central heating (where specified). 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, Oldbury Green Retail Park, Sainsburys Supermarket, Sandwell and Dudley Train Station and M5 (Junction 2). EPC Rating: E. Council Tax Band: C. 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 garage door, steps leading up to lawned fore garden and front entrance porch door.

Front Entrance Porch

Having further door leading into entrance hallway.

Entrance Hallway

Having ceiling light point, wall light point, power point, gas central heating radiator and doors leading into lounge, bedroom one, fitted kitchen and shower room.

Bedroom One

11' 1" x 10' 1" (3.38m x 3.07m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

Fitted Kitchen

12' 9" x 9' 3" (3.88m x 2.82m) Having ceiling light point, power points, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, integrated four ring gas hob with oven below, space for fridge/freezer, plumbing for washing machine, tiling to walls, linoleum flooring and door to side leading to rear garden.

Shower Room

9' 8" x 5' 5" (2.94m x 1.65m) Having ceiling light point, gas central heating radiator, obscure double glazed window to rear elevation, bathroom suite comprises of walk in shower cubicle with electric shower and shower head attachment above, vanity hand wash basin with mixer tap, low level W/C, tiling to walls and wood effect laminate flooring.

Lounge

15' 0" x 10' 8" (4.57m x 3.25m) Having ceiling light point, power points, gas central heating radiator, double glazed bay window to front elevation, feature fireplace with brick surround and archway leading into dining room.

Dining Room

12' 9" x 10' 2" (3.88m x 3.10m) Having ceiling light point, power points, gas central heating radiator, sliding doors leading into conservatory and stairs rising to first floor landing.

Conservatory

Having wall light point, power point, gas central heating radiator, tiled flooring and patio doors leading to rear garden.

First Floor Landing

Having doors leading into bedrooms two and three.

Bedroom Two

15' 4" x 10' 8" (4.67m x 3.25m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation and fitted cupboards.

Bedroom Three

11' 3" x 9' 3" (3.43m x 2.82m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation.

Rear Garden

The rear of the property comprises of paved patio area with steps leading down to lawned area, mature shrubs and bushes and fencing to its perimeters.

Garage