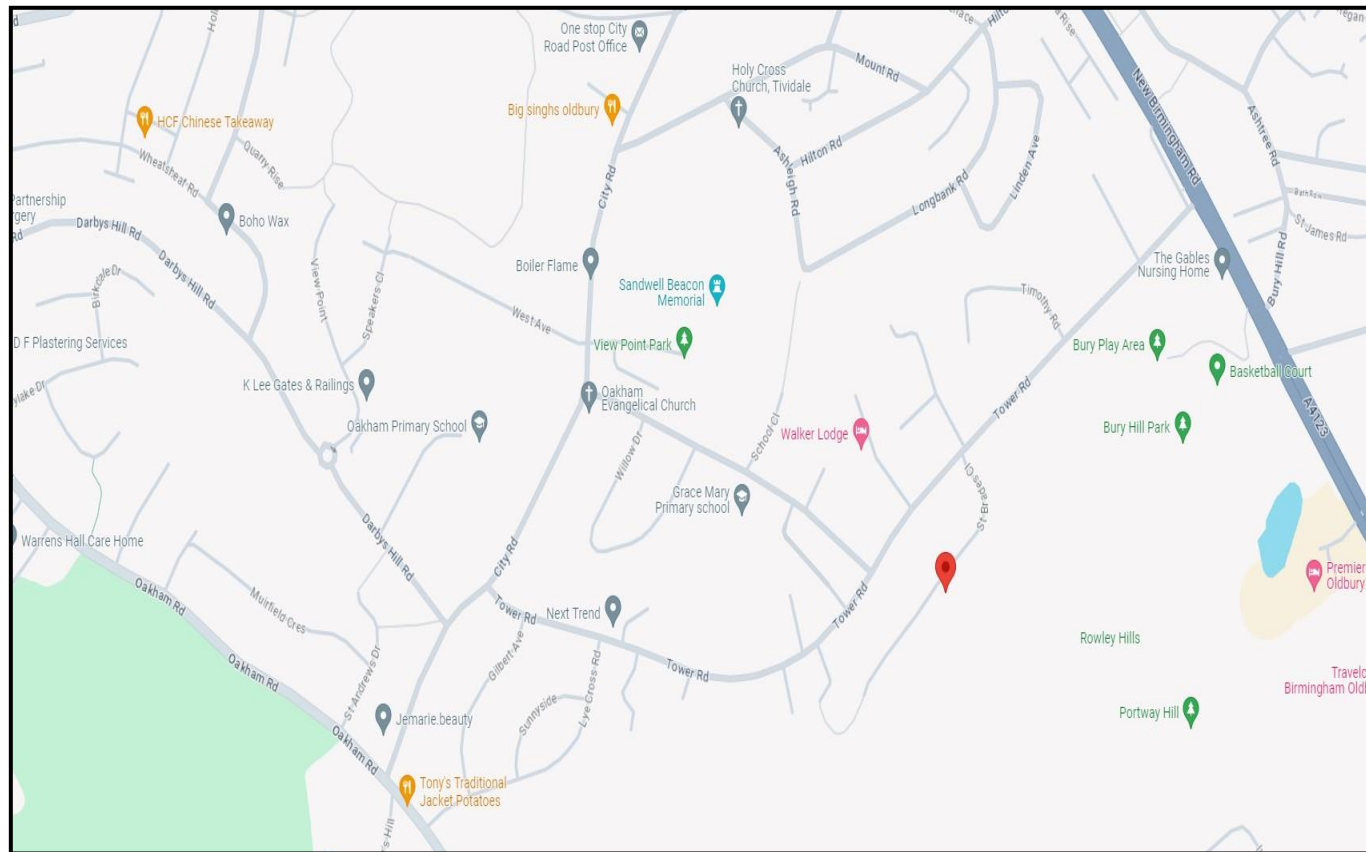


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Innovate
Estate Agents

St Brades Close, Tividale, Oldbury, West Midlands, B69 1NX

£265,000

Innovate Estate Agents are pleased to present this **THREE BEDROOM DETACHED HOUSE** situated in Tividale, Oldbury! The property boasts of **FRONT DRIVEWAY** allowing **OFF ROAD PARKING**, front entrance porch, entrance hallway, **LOUNGE**, **FITTED KITCHEN/DINER**, family bathroom, rear garden, double glazing and gas central heating throughout! Thanks to its convenient location the property has easy commute to a range of day to day amenities, educational facilities and transport links such as Grace Mary Primary School, Oakham Primary School, Oldbury Green Retail Park, Sandwell & Dudley Train Station and M5 (Junction 2). **EPC Rating: C. Council Tax Band: C. Admin Fees May Apply.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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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Tenure Information	The property is currently leasehold but will be Freehold upon completion.
Approach	The property is approached via a lawned fore garden with tarmac driveway to side allowing off road parking leading to front entrance porch door and side gate leading to rear garden.
Front Entrance Porch	Having further door leading into entrance hallway.
Entrance Hallway	Having ceiling light point, power points, gas central heating radiator, door leading into lounge and stairs rising to first floor landing.
Lounge	14' 2" x 11' 9" (4.326m x 3.584m) Having ceiling light point, wall light points, power points, gas central heating radiator, double glazed window to front elevation, feature gas fire with brick surround and door leading into fitted kitchen.
Fitted Kitchen/Diner	9' 10" x 14' 10" (3.000m x 4.517m) Having ceiling light point, power points, gas central heating radiator, two double glazed windows to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset bowl and a half stainless steel sink drainer unit with mixer tap, electric cooker point with cooker hood above, plumbing for washing machine, space for fridge/freezer, dining area, tiling to splash prone areas, linoleum flooring and door to side leading to rear garden.
First Floor Landing	Having ceiling light point, power points, obscure double glazed window to side elevation and doors leading into all bedrooms and family bathroom.
Bedroom One	8' 7" x 12' 11" (2.624m x 3.940m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation and fitted wardrobes.
Bedroom Two	8' 7" x 9' 8" (2.604m x 2.953m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Bedroom Three	6' 9" x 7' 9" (2.060m x 2.350m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Family Bathroom	7' 10" x 6' 0" (2.389m x 1.839m) Having ceiling light point, gas central heating radiator, obscure double glazed window to side elevation, bathroom suite comprises of panel bath with shower mixer tap, pedestal hand wash basin with hot and cold water taps, low level W/C, tiling to walls and linoleum flooring.
Rear Garden	The rear of the property comprises of paved patio area laid to lawn, mature shrubs and bushes, shed, greenhouse and fencing to its perimeters.