

Innovate

Estate Agents

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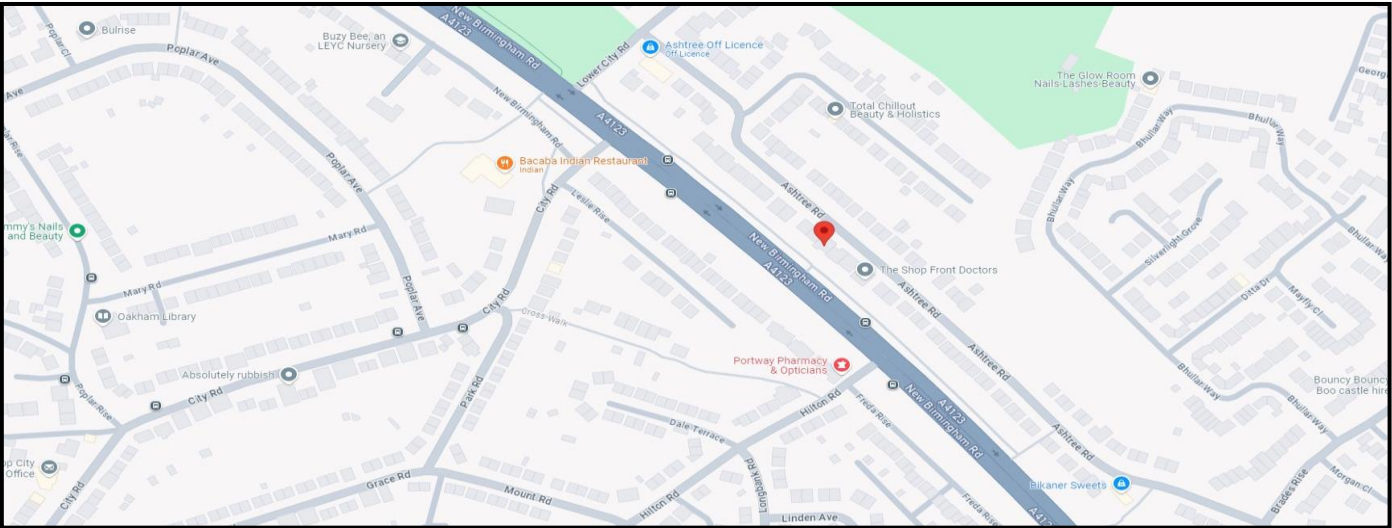
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Ashtree Road, Tividale, Oldbury, West Midlands, B69 2HD

£260,000

Innovate Estate Agents are delighted to offer this TWO BEDROOM DETACHED BUNGALOW situated in Tividale, Oldbury! The property boasts of FRONT DRIVEWAY allowing OFF ROAD PARKING, GARAGE, entrance hallway, LOUNGE, FITTED KITCHEN, sunroom, 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 and transport links such as Oldbury Green Retail Park, Sainsbury's Supermarket, Tividale Park, Sandwell & Dudley Train Station and M5 (Junction 2). EPC Rating: E. Council Tax Band: C. Admin Fees May Apply.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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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.

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Approach	The property is approached via a tarmac front driveway allowing off road parking leading to garage door and lawned fore garden with paved pathway leading to UPVC front entrance door.
Front Entrance Porch	Having further door leading into entrance hallway.
Entrance Hallway	Having ceiling light point, gas central heating radiator, door to storage cupboard, doors leading into both bedrooms, lounge, fitted kitchen and bathroom.
Lounge	12' 10" x 13' 7" (3.91m x 4.14m) Having ceiling light point, power point, gas central heating radiator, double glazed bay window to rear elevation, wood effect laminate flooring, feature electric fire with marble hearth and wooden surround and door leading to rear garden.
Fitted Kitchen	10' 10" x 8' 4" (3.3m x 2.54m) 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 bowl and a half sink drainer unit with mixer tap, integrated four ring electric hob with cooker hood above, integrated oven, integrated dishwasher, tiling to splash door leading to sunroom.
Sunroom/Lean To	10' 6" x 5' 3" (3.2m x 1.6m) Having power point, gas central heating radiator, double glazed windows to side elevation, wood effect laminate flooring and UPVC door to side leading to rear garden.
Bedroom One	11' 6" x 10' 6" (3.5m x 3.2m) Having ceiling light point, power point, gas central heating radiator and double glazed window to front elevation.
Bedroom Two/Dining Room	11' 2" x 14' 9" (3.4m x 4.5m) Having ceiling light point, power point, gas central heating radiator and double glazed window to front elevation.
Bathroom	Having ceiling spot lights, gas central heated towel radiator, obscure double glazed window to side elevation, bathroom suite comprises of corner shower cubicle with thermostatic shower and shower head attachment, pedestal hand wash basin with mixer tap, low level W.C, tiling to walls and floor.
Garage	8' 8" x 14' 6" (2.64m x 4.42m) Having roller shutter door and UPVC door leading to rear garden.
Rear Garden	To the rear of the property comprises of a paved patio area, raised planter, stairs leading up to lawned area, mature shrubs and bushes and fencing to its perimeters.