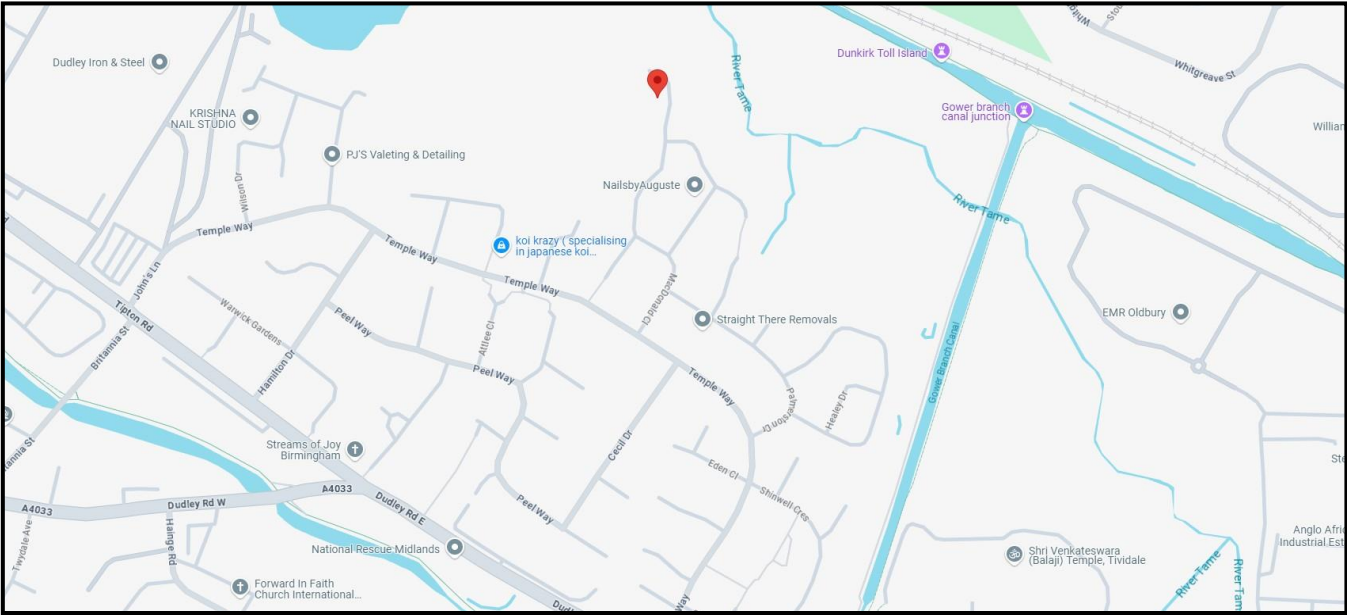


18 Birmingham Street, Oldbury, West Midlands, B69 4DS
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Macdonald Close, Tividale, Oldbury, West Midlands, B69 3LD

£265,000

Innovare Estate Agents are pleased to present this THREE BEDROOM TERRACED TOWN HOUSE situated in Tividale, Oldbury for sale with NO UPWARD CHAIN! The property laid out over three floors, boasts, FRONT DRIVEWAY allowing OFF ROAD PARKING, entrance hallway, UTILITY ROOM, TWO RECEPTION ROOMS, FITTED KITCHEN, ground floor shower room, EN-SUITE to master bedroom, family bathroom, rear garden, double glazing and gas central heating throughout! Thanks to its sought after location the property is only a stone throw away from a range of day to day amenities, educational facilities and transport links such as Tividale Community Primary School, Ormiston Sandwell Community Academy, Oldbury Green Retail Park, Tividale Park, Dudley Port Train Station, Sandwell & Dudley Train Station and M5 (Junction 2). EPC Rating: C. 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 tarmacadam front driveway leading to front entrance door.

Entrance Hallway

Having ceiling light point, power points, gas central heating radiator, tiling to first floor landing, tiling to floor and doors to:

Bedroom Three

15' 9" x 7' 10" (4.8m x 2.4m) Having ceiling light point, power points, double glazed window to front elevation and gas central heating radiator.

Reception Room One

9' 2" x 7' 10" (2.8m x 2.4m) Having ceiling light point, power points, double glazed double doors to conservatory, gas central heating radiator and laminated flooring.

Conservatory

8' 6" x 7' 10" (2.6m x 2.4m) Having wall light points, gas central heating radiator, tiling to floor, double glazed windows and doors to rear garden.

Utility Room

6' 3" x 5' 7" (1.9m x 1.7m) Being fully tiled and having ceiling light points, power points, base units, roll top work surfaces, plumbing for washing machine, door to rear garden.

Shower Room

Having ceiling light power points, gas central heating radiator, low level W.C, pedestal hand wash basin, walk-in shower cubicle and tiling to splash prone areas.

First Floor Landing

Having ceiling light points, power points and doors to:

Reception Room Two

14' 5" x 12' 10" (4.4m x 3.9m) Having ceiling light points, power points, double glazed window to rear elevation, gas central heating radiator and laminated flooring.

Fitted Kitchen

12' 6" x 8' 2" (3.8m x 2.5m) Having ceiling light point, power points, double glazed window to front elevation, fitted kitchen comprises of matching wall and base units, roll top work surfaces, one and a half bowl sink drainer unit, integrated electric hob with cooker hood above, integrated oven, tiling to floor and splash prone areas.

Second Floor Landing

Having ceiling light point and doors to:

Bedroom One

12' 10" x 8' 6" (3.9m x 2.6m) Having ceiling light point, power points, double glazed window to rear elevation, gas central heating radiator and door to en-suite

En-suite

Being fully tiled and having ceiling light point, obscure double glazed window to rear elevation, low level W.C, vanity unit with integrated hand wash basin and walk in steam cabin shower.

Bedroom Two

14' 5" x 11' 10" (4.4m x 3.6m) Having ceiling light point, power points, double glazed windows to front elevation and gas central heating radiator.

Family Bathroom

Having ceiling light points, gas central heating radiator, panel bath with shower above, pedestal hand wash basin, low level W.C and tiling to splash prone areas.

Rear Garden

The rear of the property comprises of decking patio area with step leading down to lawned area, shed and fencing to its perimeters.