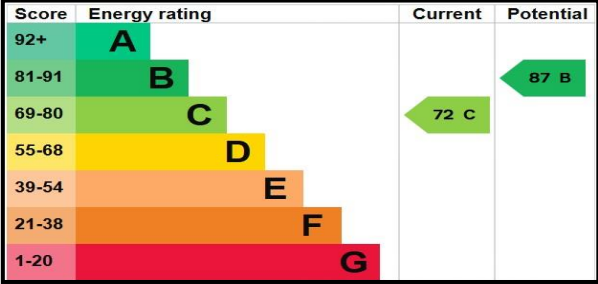
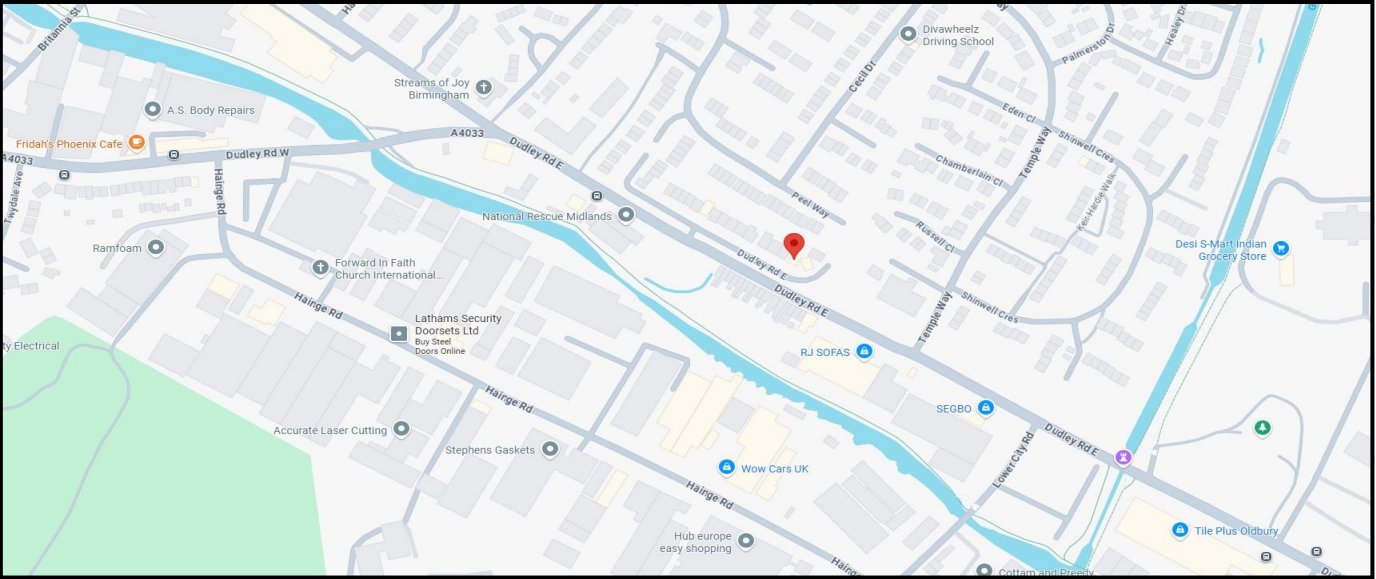
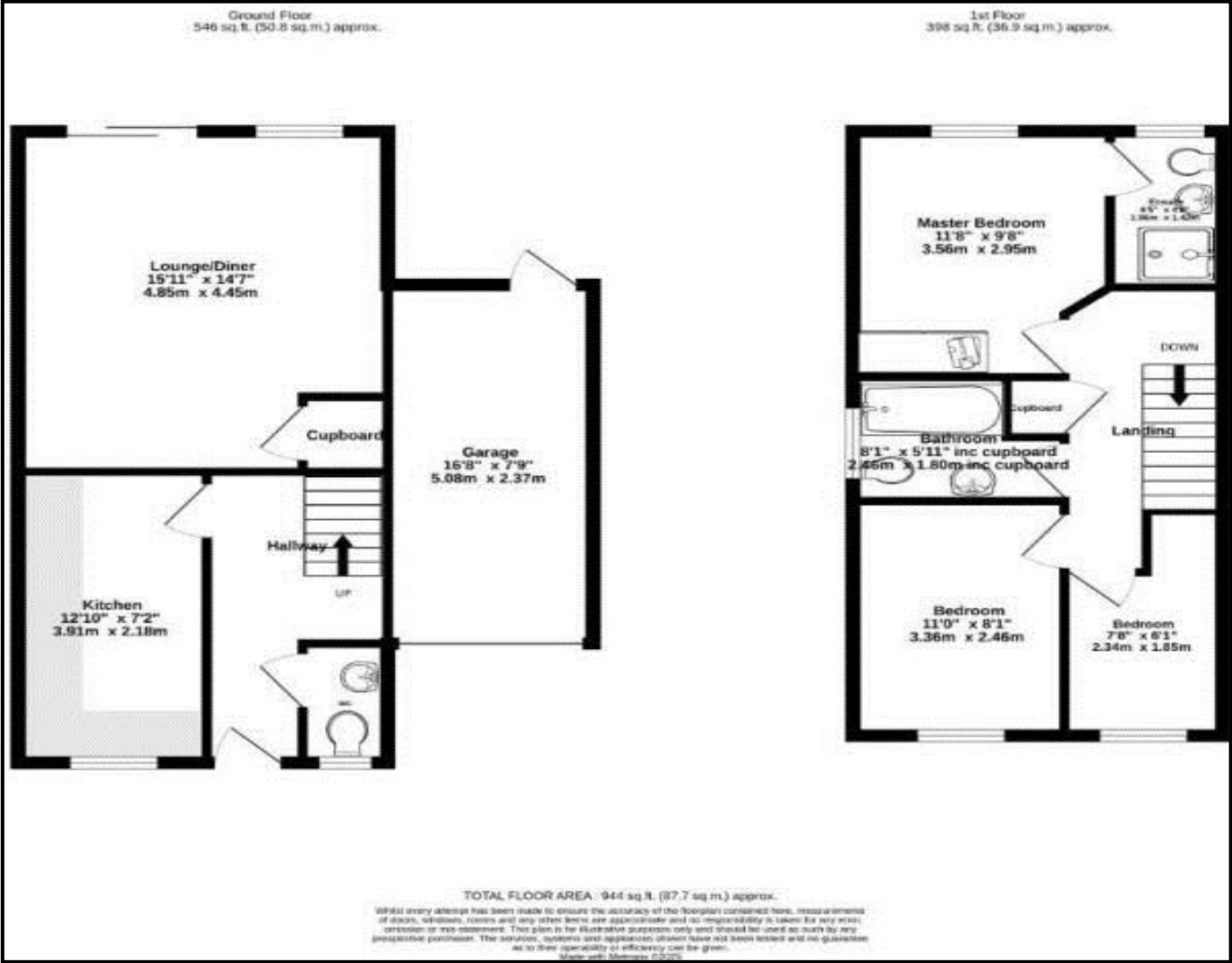


18 Birmingham Street, Oldbury, West Midlands, B69 4DS
T: 0121 544 4554 E: info@innovate-ea.co.uk



Dudley Road East, Tividale, Oldbury, West Midlands, B69 3HL

£290,000

Innovate Estate Agents are delighted to offer this THREE BEDROOM DETACHED FAMILY HOME situated in Tividale, Oldbury. The property boasts a FRONT DRIVEWAY allowing OFF ROAD PARKING, entrance hallway, LOUNGE/DINER, FITTED KITCHEN, guest W.C., GARAGE, EN-SUITE shower room to master bedroom, 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 educational facilities, transport links and day to day amenities such as Tividale Community Primary School, Ormiston Sandwell Community Academy, Sainsbury's Supermarket, Oldbury Green Retail Park, 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.

The Laws of copyright protect this material. The Owner of the copyright is Plascom One Ltd trading as Innovate Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.



Approach

The property is approached via a tarmacadam front driveway allowing off road parking leading to front entrance door and up and over garage door.

Entrance Hallway

Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, stairs rising to first floor landing, doors leading into fitted kitchen, lounge and guest W.C.

Fitted Kitchen

12' 10" x 7' 2" (3.91m x 2.18m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation, fitted kitchen comprises of matching wall base units with work tops over, inset bowl and a half 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 splash prone areas and wood effect laminate flooring.

Lounge/Diner

15' 11" x 14' 7" (4.85m x 4.45m) Having ceiling light point, power points, two gas central heating radiators, wood effect laminate flooring, double glazed window to rear elevation and sliding patio door leading to rear garden.

First Floor Landing

Having ceiling light point, access to loft space, doors leading into all bedrooms, family bathroom and storage cupboard.

Master Bedroom

11' 8" x 9' 8" (3.56m x 2.95m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation and door leading into en-suite.

En-Suite

Having ceiling light point, gas central heating radiator, built in shower cubicle with electric shower and shower head attachment, pedestal hand wash basin with hot and cold water taps, low level W.C, tiling to walls and wood effect laminate flooring.

Bedroom Two

11' 0" x 8' 1" (3.36m x 2.46m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

Bedroom Three

7' 8" x 6' 1" (2.34m x 1.85m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

Family Bathroom

8' 1" x 5' 11" (2.46m x 1.80m) Having ceiling light point, obscure double glazed window to side elevation, gas central heating radiator, 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 splash prone areas.

Rear Garden

The rear of the property comprises of paved patio area laid to lawn with fencing to its perimeters, door leading to garage and side gate providing access to front of the property.

Garage

16' 8" x 7' 9" (5.08m x 2.37m) Having ceiling light point, up and over garage door and door leading to rear garden.