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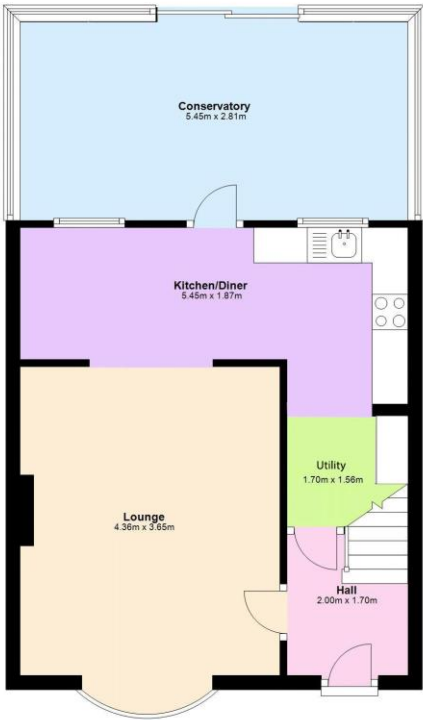
Hilton Road, Tividale, Oldbury, West Midlands, B69 1JR

£195,000

**\*\*IDEAL FOR INVESTORS\*\*** Innovate Estate Agents are pleased to present this **THREE BEDROOM SEMI DETACHED PROPERTY** situated in Tividale, Oldbury! The property boasts of **DRIVEWAY** with potential for off road parking following drop kerb, entrance hallway, lounge, **FITTED KITCHEN**, **CONSERVATORY**, utility, family bathroom, **REAR GARDEN**, double glazing and central heating throughout. Thanks to its sought after location the property has easy commute to a range of educational facilities, convenient day to day amenities and transport links such as: Oakham Primary School, Ormiston Sandwell Community Academy, Sainsburys Supermarket, Sandwell and Dudley Train Station and M5 (Junction 2). EPC Rating: D. Council Tax Band: A. Admin Fees May Apply.

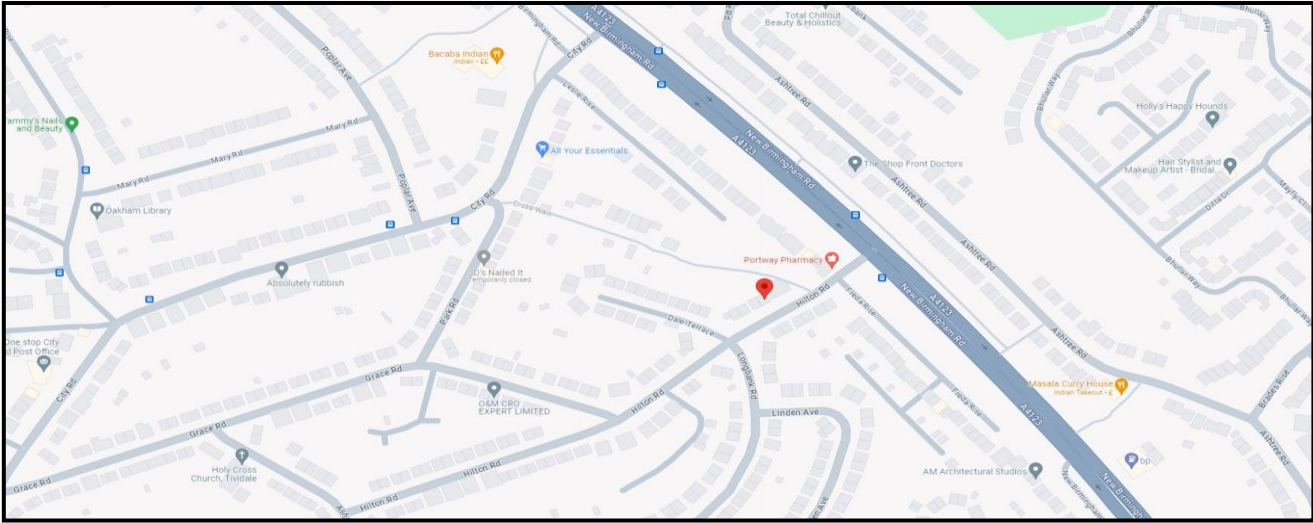
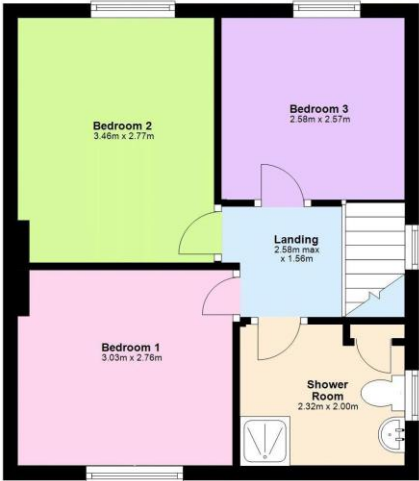
Ground Floor

Approx. 64.7 sq. metres



First Floor

Approx. 34.4 sq. metres



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	77 C
39-54	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.

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 fore garden leading to front entrance door.

#### Entrance Hallway

Having ceiling light point, gas central heating radiator, tiling to floor, doors leading into lounge and utility room.

#### Lounge

14' 3" x 12' 0" (4.35m x 3.65m) Having ceiling light point, power points, gas central heating radiator, double glazed bay window to front elevation, wood effect laminate flooring and archway leading into fitted kitchen/diner.

#### Fitted Kitchen/Diner

17' 11" x 6' 2" (5.45m x 1.87m) Having ceiling light point, power points, gas central heating radiator, double glazed windows to rear elevation, fitted kitchen comprises of matching wall and base units, roll top work surfaces, stainless steel sink drainer unit with mixer tap, integrated four ring gas hob with cooker hood above and oven below, space for fridge/freezer, dining area, tiling to splash prone areas, tiling to floor, door leading to conservatory and door way leading into utility.

#### Conservatory

17' 11" x 9' 3" (5.45m x 2.81m) Having ceiling light point, power points, wood effect laminate flooring and double glazed sliding patio doors leading off to rear garden.

#### Utility

5' 7" x 5' 1" (1.70m x 1.56m) Having ceiling light point, work top, plumbing for washing machine and door leading to hallway.

#### First Floor Landing

Having ceiling light point, double glazed window to side elevation, doors leading into bedroom one, bedroom two, bedroom three and family bathroom.

#### Bedroom One

9' 11" x 9' 1" (3.03m x 2.76m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

#### Bedroom Two

11' 4" x 9' 1" (3.46m x 2.77m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.

#### Bedroom Three

8' 6" x 8' 5" (2.58m x 2.57m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

#### Family Bathroom

Having ceiling light point, gas central heating radiator, bathroom suite comprises of low level W/C, pedestal hand wash basin, shower cubicle with thermostatic shower and shower head above, tiling to splash prone areas and linoleum flooring.

#### Rear Garden

The rear of the property comprises of paved patio area laid to lawned area, pathway leading patio area, shed and fencing to its perimeters.