



Darbys Hill Road, Tividale, Oldbury, B69 1SD

Offers In Region Of £325,000

3 1 2

- EXTENDED AND IMPROVED DETACHED FAMILY HOME
- THREE BEDROOMS
- EXTENDED KITCHEN
- FAMILY BATHROOM
- GOOD SIZED GARDEN
- VERY WELL PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- UTILITY ROOM
- GUEST W.C.
- GENEROUS DRIVEWAY PARKING AND GARAGE



FABULOUS FAMILY HOME Situated close to schools, shops and local amenities, this **DETACHED FAMILY HOME** is 'MOVE-IN READY'. Sat behind a **GENEROUS DRIVEWAY** offering ample parking provision with additional parking via an **INTEGRAL GARAGE**, the property comprises **PORCH** and welcoming entrance hallway, **ATTRACTIVE LOUNGE** with French doors to the rear accessing a further **EXTENDED RECEPTION ROOM**, fitted **KITCHEN** (also extended to the rear), **UTILITY** and **GUEST WC.**, all to the ground floor; whilst to the first floor, we find **TWO DOUBLE BEDROOMS**, a good-sized **THIRD BEDROOM** and a superb **FAMILY BATHROOM**, complete with corner bath and separate shower cubicle. Outside, there is a **WELL MAINTAINED REAR GARDEN** offering the ideal space in which to relax and enjoy the summer months. The property is very well presented throughout and must be viewed to be fully appreciated. **FREEHOLD - COUNCIL TAX=D - EPC=B**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.