

# Property details **approval form**

53 Wakeman Drive, Tivdale, Oldbury, West Midlands, England, B69 1NQ

**Date:** 29 April 2025

**Property Ref and Version:** OLD312275 - 0002

# Connells

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£419,950

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: Awaited
- > LARGE DETACHED FAMILY HOME
- > SOUGHT AFTER AREA
- > ENSUITE TO MASTER
- > CLOSE TO M5 JUNCTION 2

## ○ Short Description

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Viewing is highly recommended on This BEAUTIFULLY presented detached family home. Inside comprises of entrance hall, lounge, kitchen diner, downstairs wc, four large bedrooms with ensuite to master & family bathroom. Call Connells now to view 0121 552 2671!

## ○ Long Description

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This BEAUTIFULLY presented modern spacious detached home with FOUR bedrooms,

KITCHEN DINER, lounge, downstairs WC. EN-SUITE to master bedroom, family bathroom, driveway and garage is in immaculate condition throughout. .

Situated in the a quiet cul-de sac location, this property has a 'READY TO MOVE IN' feel within close proximity to the Wolverhampton Road, bus links and M5.. What more could you ask for?

CALL THE SALES TEAM TODAY ON 0121-552-2671 TO ARRANGE A VIEWING!

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### **Entrance Door**

Having hooded canopy over with recess lighting opening onto

### **Hallway**

Having alarm system, with stairs rising to first floor accommodation, storage cupboard, gas central heating radiator with door leading to

### **Ground Floor Cloakroom**

Housing low level wc, pedestal wash hand basin, part tiling to splashbacks, double glazed window to front elevation, gas central heating radiator.

### **Lounge**

12' 1" x 13' 11" ( 3.68m x 4.24m )

Having double glazed window to front elevation, double glazed window to side elevation, gas central heating radiator, coving to ceiling.

### **Dining Room**

9' x 9' 8" ( 2.74m x 2.95m )

Having double glazed doors opening onto rear garden, gas central heating radiator, coving to ceiling.

### **Kitchen**

9' 8" x 11' 10" ( 2.95m x 3.61m )

Fitted with matching wall and base units, roll edge work surfaces over, 1 1/2 bowl sink unit with drainer, mixer tap over, tiling to splashbacks, built-in electric oven, gas hob and extractor, space for domestic appliances, gas central heating radiator, four recess spot lights to ceiling, concealed under unit lighting, double glazed window to rear elevation, archway to

### **Utility Room**

4' 4" x 6' 3" ( 1.32m x 1.91m )

Having base units, roll edge work surfaces over, tiling to splashbacks, wall mounted boiler, space for domestic appliances, with door giving access to rear garden.

### **First Floor Accommodation**

#### **Bedroom 1**

10' 2" x 13' 11" ( 3.10m x 4.24m )

Having double glazed window to front and side elevation, gas central heating radiator, built-in wardrobes.

#### **En-Suite**

Fitted with shower cubicle, low level wc, pedestal wash hand basin, shaver point, extractor fan, further extractor fan with built in light over shower, five recess spot lights to ceiling, tiling to splashbacks, partial tiling, double glazed window to side elevation, gas central heating radiator.

#### **Bedroom 2**

9' 8" x 9' 10" ( 2.95m x 3.00m )

Having double glazed window to rear elevation, gas central heating radiator, built-in wardrobes.

#### **Bedroom 3**

9' 2" x 9' 8" ( 2.79m x 2.95m )

Having double glazed window to rear elevation, gas central heating radiator, storage.

#### **Bedroom 4**

6' 5" x 9' 1" ( 1.96m x 2.77m )

Having double glazed window to front elevation, gas central heating radiator, laminated floor, storage.

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### **Bathroom**

Fitted with low level wc, pedestal wash hand basin, bath with shower over, partial tiling to walls, extractor fan, seven recess spot lights to ceiling, gas central heating radiator, double glazed window to rear elevation.

### **Front Elevation**

The Property is situated on a corner plot in a cul-de-sac and is approached via driveway with garden area to frontage, various plants and shrubbery.

### **Rear Elevation**

Patio area, tiered landscaped garden beyond, side gate giving access to frontage.

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## ○ Room Description

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## ○ Property Images





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## ○ Property Images



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## ○ Property Images



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)



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Floor Plan

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Approval

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	Signature	Date
Harley Clee		
Mrs C. Cope		