



Connells

8a Gilbert Avenue
Tividale OLDBURY

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Tividale OLDBURY B69 1PJ

for sale
£260,000



Property Description

A 2 BEDROOM WHEELCHAIR ACCESS FRIENDLY BUNGALOW WITH GATED PRIVATE DRIVEWAY This STUNNING and very PRIVATE set back bungalow is ideal for the down-sizer or final move you are looking for! Briefly comprising of through lounge, kitchen, 2 double bedrooms, shower room and rear garden. *VIEWING IS HIGHLY RECOMMENDED*

Approach

The property is approached via electric gated tarmac driveway with block paved pathway leading to:

Entrance Porch

Double glazed door to front, double glazed windows to either side, carpet flooring and further door leading through to:

Entrance Hall

Double glazed door to front, radiator, two separate storage cupboards (one with plumbing for washing machine) and doors to:

Lounge/ Diner

20' 10" x 10' 7" (6.35m x 3.23m)

Double glazed window to front, double glazed french doors to rear, two radiators, telephone point and TV aerial point. The Lounge also benefits from an air con unit for those hot summer days.

Kitchen

11' 5" max x 8' 8" max (3.48m max x 2.64m

max)

A fitted kitchen with a range of wall and base units with work surfaces over and inset stainless steel sink/drain, electric oven, gas hob with cooker hood over, integrated appliances such as fridge/freezer and dishwasher splash back and double glazed window to rear.

Bedroom One

13' 11" x 10' 11" (4.24m x 3.33m)

Double glazed window to rear, radiator, TV aerial point, Fitted wardrobes (Hammond's) and air con unit.

Bedroom Two

10' 9" x 9' 5" (3.28m x 2.87m)

Double glazed window to front, radiator and TV aerial point.

Bathroom

A suite to comprise walk in double shower, bath, wash hand basin, low level w.c, extractor fan, fully tiled, heated towel rail and double glazed window to front.

Rear Garden

Paved patio area, decked patio area, raised flower beds and astro turf

Agents Note

The property is wheelchair accessible.









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.focalagent.com

To view this property please contact Connells on

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70-76 Birmingham Street
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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/OLD312279



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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