





# View Point

## Tividale Oldbury B69 1UU

for sale  
£450,000



### Property Description

An exceptional four-bedroom detached residence presented in immaculate, move-in-ready condition, ideally positioned within a desirable and well-established residential location in Oldbury.

The property offers generous and well-balanced accommodation throughout, beginning with a welcoming entrance hall leading to a spacious living room, perfect for both everyday living and entertaining. The modern fitted kitchen provides ample storage and workspace, complemented by a dining area ideal for family meals and social occasions.

To the first floor are four well-proportioned bedrooms, including a master bedroom with ensuite, all finished to a high standard. A contemporary family bathroom completes the internal accommodation.

Externally, the property benefits from a private and well-maintained rear garden, offering an excellent outdoor space for relaxation. Additional features include off-road parking, double garage and the privacy expected of a detached home.

Located close to local amenities, reputable schools, and excellent transport links, this outstanding property is ideal for families and discerning buyers alike. Early viewing is highly recommended to fully appreciate the quality and accommodation on offer.

### Entrance Hall

UPVC door to the front, wall mounted radiator and stairs to upper floor.

### Cloakroom

Wash hand basin, low level WC< double glazed window and wall mounted radiator.

### Study

8' 11" x 7' 8" ( 2.72m x 2.34m )

Front double glazed window and wall mounted radiator.

### Lounge

14' 1" into bay x 11' 7" ( 4.29m into bay x 3.53m )

French doors to the rear, double glazed bay window to front and wall mounted radiator.

### Kitchen

19' 10" max x 12' 4" plus recess ( 6.05m max x 3.76m plus recess )

Wall and base units, sink/drainers integrated into work surface. Integrated fridge/freezer & dishwasher. Double oven and induction hob with cooker hood over. Large island central to the kitchen providing extra storage space and work top space.

### Utility Room

6' 8" x 6' 6" max ( 2.03m x 1.98m max )

Wall units, wall mounted radiator and door to

the side of the property.

## Landing

Front double glazed window, loft hatch, airing cupboard and wall mounted radiator.

## Bedroom One

13' 2" x 10' ( 4.01m x 3.05m )

Double glazed window to the rear, built in wardrobes and wall mounted radiator.

## En Suite

Wash hand basin, low level WC, shower cubicle with shower, rear facing window, storage cupboard and wall mounted radiator.

## Bedroom Two

12' max x 7' 11" ( 3.66m max x 2.41m )

Front facing window and wall mounted radiator.

## Bedroom Three

9' 11" x 9' 10" max ( 3.02m x 3.00m max )

Rear facing window, fitted wardrobe and wall mounted radiator.

## Bedroom Four

8' 8" max x 6' 7" ( 2.64m max x 2.01m )

Front facing window and wall mounted radiator.

## Bathroom

Bath with shower over, wash hand basin, low level WC, side facing window and wall mounted radiator.

## Rear Garden

Large landscaped rear garden with a large patio area with a further lawn area, side access to the front elevation.

## Garage

16' 7" max x 16' 7" ( 5.05m max x 5.05m )

Electric shutter door with door leading to the rear garden.

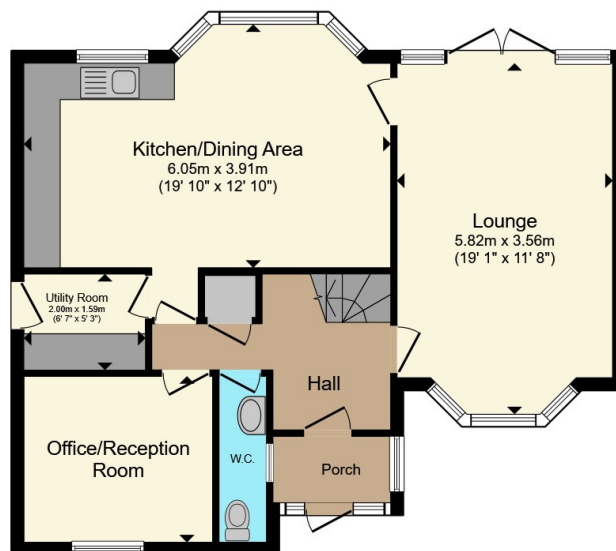




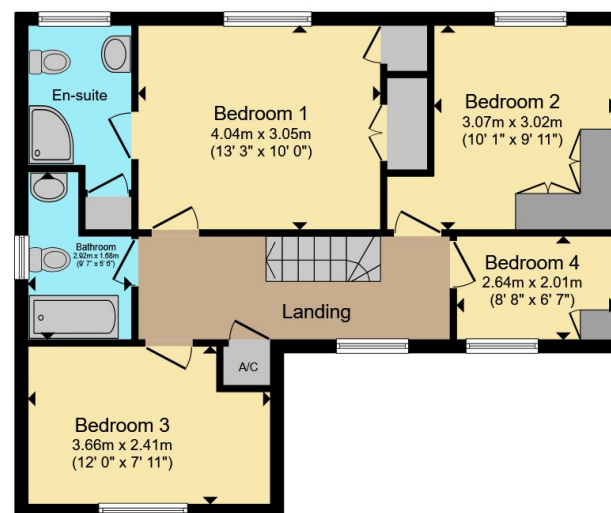








**Ground Floor**



**First Floor**

Total floor area 129.4 m<sup>2</sup> (1,393 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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Property Ref: OLD312975 - 0003