

for sale  
**£190,000** Freehold

**Paul  
Dubberley**



Walford Street Tividale Oldbury B69 2LB



# Walford Street Tividale Oldbury B69 2LB



## Property Description

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## Entrance Hall

Having door to the front elevation and door to lounge.

## Lounge

12' 8" x 12' 4" ( 3.86m x 3.76m )

Having a double glazed window to the front elevation, stairs to the first floor, doors to the dining room, laminate flooring and central heating radiator.

## Dining Room

11' 8" x 15' 4" ( 3.56m x 4.67m )

Having doors to the kitchen and rear garden, central heating radiator and laminate flooring.

## Kitchen

16' 7" x 8' 4" ( 5.05m x 2.54m )

Having a double glazed window to the side elevation, fully fitted kitchen with a range of wall and base units, with worksurfaces over, sink and drainer, tiling to splash prone areas, integrated oven and hob, with cooker hood over, plumbing for washing machine, central heating radiator and door to sun room.

## Sun Room

5' 8" x 8' 2" ( 1.73m x 2.49m )

Having windows to the rear and side elevation and doors to garden.

## Landing

Having stairs from the lounge and doors to.

## Bedroom One

12' 9" x 12' 3" ( 3.89m x 3.73m )

Having a double glazed window to the front elevation and central heating radiator.

## Bedroom Two

8' 9" x 11' 7" ( 2.67m x 3.53m )

Having a double glazed window to the rear elevation and central heating radiator.

## Bathroom

8' 5" x 6' 2" ( 2.57m x 1.88m )

Having a double glazed window to the rear, fully tiled, bath with shower over, low level WC, wash hand basin and central heating radiator.













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](http://www.focalagent.com)

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**EPC Rating: D C/T Band A**

**view this property online** [PaulDubberley.co.uk/Property/PWB104433](http://PaulDubberley.co.uk/Property/PWB104433)

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Property Ref: PWB104433 - 0003

