

for sale  
**£200,000** Freehold

**Paul  
Dubberley**



Ashtree Road Tividale Oldbury B69 2HH



# Ashtree Road Tividale Oldbury B69 2HH



## Property Description

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## Entrance Porch

Having a double glazed door to the front elevation and further door into the entrance hall.

## Entrance Hall

Having a single glazed door and window to the front elevation, stairs to the first floor, understairs storage cupboard and doors to.

## Lounge

Having a double glazed bay window to the front elevation and electric fireplace.

## Dining Room

Having a double glazed window to the rear elevation, electric fireplace and storage heater.

## Kitchen

Having window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel one bowl sink and drainer, tiling to splash prone areas, electric cooker point, plumbing for washing machine and door to rear garden.

## Landing

Having stairs from the entrance hall and doors to.

## Bedroom One

Having a double glazed bay window to the front elevation.

## Bedroom Two

Having a double glazed window to the rear elevation.

## Bedroom Three

Having a double glazed window to the front elevation.

## Bathroom

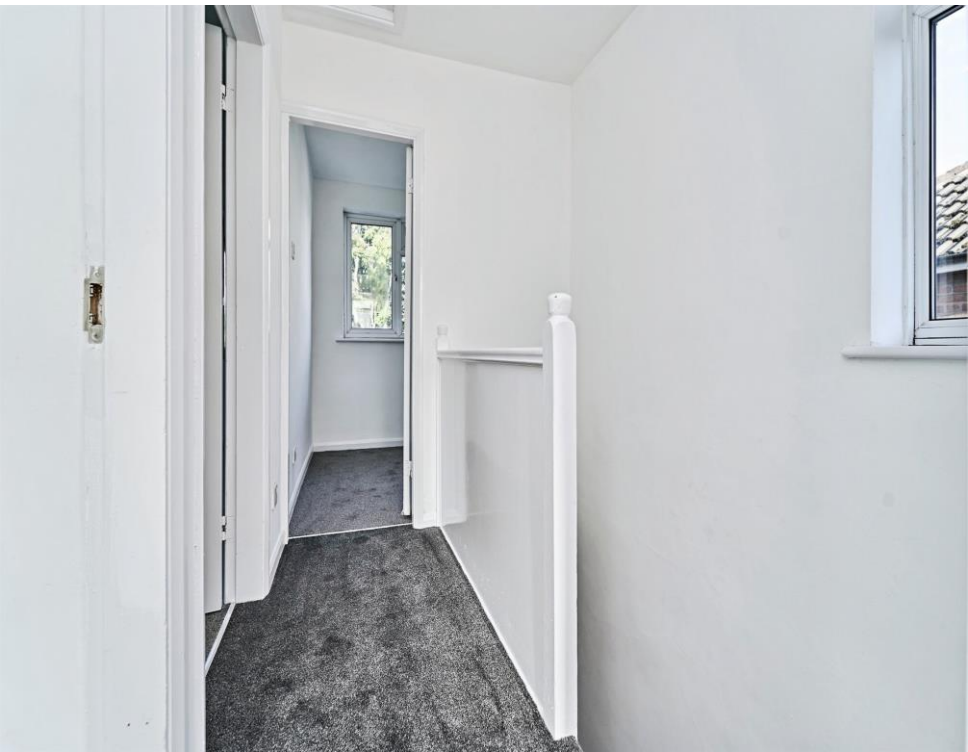
Having a double glazed window to the rear elevation, part tiled, bath, shower cubicle, low level WC, vanity wash hand basin, extractor fan and electric heater.

## Agents Notes

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

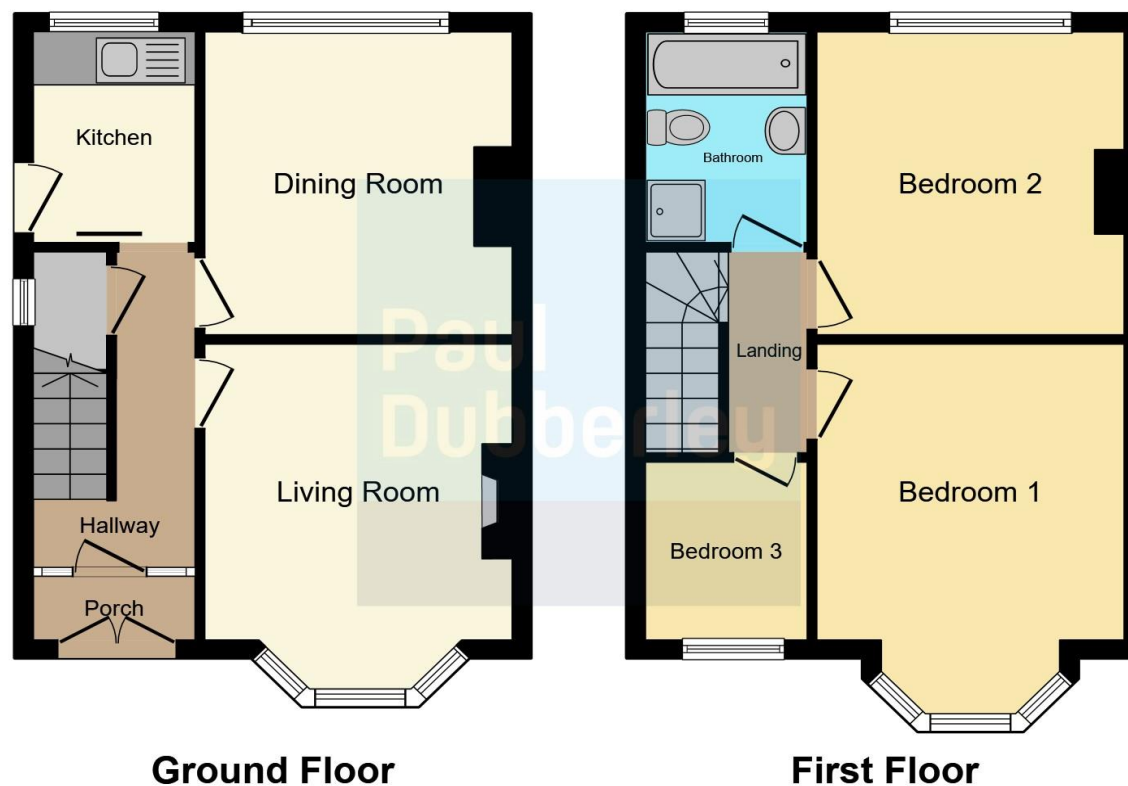












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Paul Dubberley on

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EPC Rating: G Council Tax  
 Band: B

**view this property online** [PaulDubberley.co.uk/Property/PWB104812](http://PaulDubberley.co.uk/Property/PWB104812)

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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Property Ref: PWB104812 - 0002

