

for sale

offers in the region of **£350,000** Freehold



## New Birmingham Road Tividale Oldbury B69 2JU

Traditional Detached Family Home Occupying an Excellent Corner Plot offering Tremendous Potential. Good Size Family Accommodation for which Viewing is Highly Recommended, Whilst having the benefit of Double Glazing, Gas Central Heating and No Upward Chain.

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<b>Porch</b>	<b>On The First Floor</b>
<b>Reception Hall</b>	<b>Landing</b>
<b>Lounge</b> 12' 1" x 11' 1" ( 3.68m x 3.38m )	<b>Bedroom One</b> 12' 1" x 11' 1" ( 3.68m x 3.38m )
<b>Sitting Room</b> 12' 1" x 11' 6" ( 3.68m x 3.51m )	<b>Bedroom Two</b> 12' 1" x 11' 5" ( 3.68m x 3.48m )
<b>Dining Room</b> 13' x 11' 3" ( 3.96m x 3.43m )	<b>Bedroom Three</b> 7' 2" x 6' 6" ( 2.18m x 1.98m )
<b>Fitted Kitchen</b> 12' 9" max x 12' 4" max ( 3.89m max x 3.76m max )	<b>Family Bathroom</b>
<b>Breakfast Room</b> 9' 3" x 7' 10" ( 2.82m x 2.39m )	<b>Outside</b>
<b>Downstairs Shower Room</b>	<b>Double Garage</b>
	<b>Front &amp; Rear Gardens</b>
	<b>Council Tax Band:- D</b>







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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Property Ref: PT1104319 - 0004

**Tenure:** Freehold

**EPC Rating:** D

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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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