

for sale

**£230,000** Freehold



## Grace Road Tividale Oldbury B69 1LN

Extended Semi Detached Family Home for Which Viewing Is Highly Recommended. Offering Well Presented Good Size accommodation, Double Glazing, Gas Central Heating. Ideal Family Purchase Viewing Recommended.

# Grace Road Tividale Oldbury B69 1LN

## Approach

Approach via public walkway, gate, stoned fore garden and steps down to porch.

## Porch/Inner Lobby

Entered via double glazed obscure door, front aspect double glazed window, radiator and single glazed door to hall.

## Hallway

Stairs leading to first floor accommodation, radiator and doors leading to lounge, ground floor bathroom and utility.

## Utility

3' 3" Max x 12' 3" Max ( 0.99m Max x 3.73m Max )

Front aspect double glazed, radiator and plumbing for washing machine. Single glazed sky light, loft hatch to small storage and single glazed obscure door to downstairs W/C.

## Downstairs W/C

Obscure double glazed front aspect window. Low level flush toilet, wash hand basin, tiled floor and splash prone areas, radiator and mini store cupboard.

## Downstairs Bathroom

4' 9" x 7' 5" ( 1.45m x 2.26m )

Floor to ceiling tiles, stainless steel towel rail, extractor fan with white bathroom suite comprising of panel bath, mixer taps and shower above, low level flush toilet and wash hand basin as part of a store unit.

## Lounge

20' 4" Into Bay x 13' 3" Max ( 6.20m Into Bay x 4.04m Max )

Front aspect double glazed and single glazed window. Raised solid wood area, carpet, two radiators, inset gas fire with surround and mantle with single glazed double doors to kitchen.

## Kitchen

Irregular Shaped Room 12' 3" Max x 7' 4" Max ( 3.73m Max x 2.24m )

Wall and base units incorporating connections for gas cooker, extractor, island with stainless steel sink, rear aspect double glazed window and door to garden.

## Landing

Side aspect double glazed obscure window, loft hatch and doors to bedrooms.





## Bedroom One

9' 8" Max x 13' 9" Into wardrobe ( 2.95m Max x 4.19m Into wardrobe )

Front aspect double glazed window, radiator, built in wardrobe and single glazed door to en suite.

## En Suite

7' 8" x 3' 6" ( 2.34m x 1.07m )

Obscure front aspect double glazed window, heated hand towel rail, low level flush toilet, wash hand basin as part of a store unit, oversized shower and tiled splash prone areas.

## Bedroom Two

11' 2" x 7' 9" ( 3.40m x 2.36m )

Rear aspect double glazed window, radiator and built in storage cupboard.

## Bedroom Three

7' 8" x 8' 5" ( 2.34m x 2.57m )

Rear aspect double glazed window and radiator.

## Garden

Fully paved with fences to all boundaries.

## Council Tax Band ; A





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

**T** 0121 522 3733  
**E** [greatbridge@pauldubberley.co.uk](mailto:greatbridge@pauldubberley.co.uk)

73 Great Bridge  
 TIPTON DY4 7HF

Property Ref: PTI104405 - 0002

**Tenure:** Freehold

**EPC Rating:** D

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