

for sale

offers in the region of **£270,000** Freehold



Wakeman Drive Tividale Oldbury B69 1NQ

WELL PRESENTED MODERN SEMI DETACHED FAMILY HOME IN A POPULAR LOCATION Ideal for a FIRST TIME BUYER ! ALL LOCAL AMENITIES CLOSE TO HAND. Lounge, Fully Fitted Kitchen/Diner, Three Bedrooms, Family Shower Room, Additional Downstairs Toilet, Garage, Driveway + Good Size Rear Garden. MUST BE VIEWED !

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Reception Hall

Downstairs W.C

Lounge

16' 1" max x 11' 8" max (4.90m max x 3.56m max)

Having Stairs to First floor

Fully Fitted Kitchen/Diner

14' 7" max x 8' 8" max (4.45m max x 2.64m max)

Having Double doors to rear garden & Built in Storage Cupboard

On The First Floor

Landing

Having Built in Storage Cupboard

Bedroom One

13' 11" max x 8' 1" max (4.24m max x 2.46m max)

Having Fitted Wardrobe

Bedroom Two

9' 2" max x 8' max (2.79m max x 2.44m max)

Having built in Wardrobe

Bedroom Three

9' 5" max x 6' 4" max (2.87m max x 1.93m max)

Having built in Wardrobe

Family Shower Room

Outside

To Front

Driveway

Garage having door to rear garden

To Rear

Rear Garden







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

To view this property please contact Paul Dubberley on

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Property Ref: PTI104781 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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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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