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18 Elm Terrace  
Tividale



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18 Elm Terrace, Tivdale, B69 1UD

This 2 bedroom semi detached family home offers excellent potential for modernisation and improvement throughout. Conveniently situated close to primary and secondary schools, local amenities and public transport links, the property features two reception rooms, two generously sized bedrooms and off-road parking to the front. An internal inspection is highly recommended to fully appreciate the potential this home has to offer!

With gas central heating, UPVC double glazing and accommodation comprising; Porch, Entrance Hall, Lounge, Dining Room, Kitchen, WC, Landing, 2 good sized Bedrooms, Bathroom, Garage and rear Garden.

OVERALL A FANTASTIC OPPORTUNITY TO ACQUIRE A PROPERTY TO PERSONALISE AND ADD VALUE – NO UPWARD CHAIN!

The UPVC front door leads into a porch which has a further door into the Entrance Hall. The Entrance Hall has stairs to first floor and door to;

The Lounge is situated at the front of the property and benefits from a bow window and electric fire with surround, there are also double doors leading into the Dining Room.



The Dining Room has a door to WC and understairs storage and leads into the Kitchen. The Kitchen is fitted with wall and base cupboards, worktops, inset sink and drainer, space for appliances, tiled walls, 'Ferroli' boiler and door leading out to the rear Garden.

The 1<sup>st</sup> floor Landing has loft access and doors to;

There are 2 well proportional Bedrooms of which Bedroom 1 features dual aspect windows and Bedrooms 2 benefits from a storage cupboard. The Bathroom is fitted with wc, bath with electric shower over, pedestal sink, wall mounted storage cupboard, radiator and partly tiled walls.

Externally, there is a Lean-to which has access into the rear Garden. The Garden has a pathway with lawn either side.

Tenure: Freehold.

Council Tax Band: B

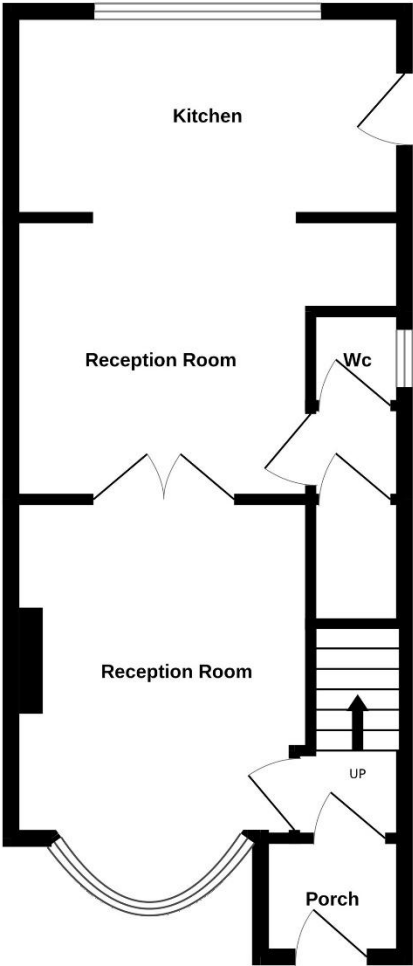
Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.



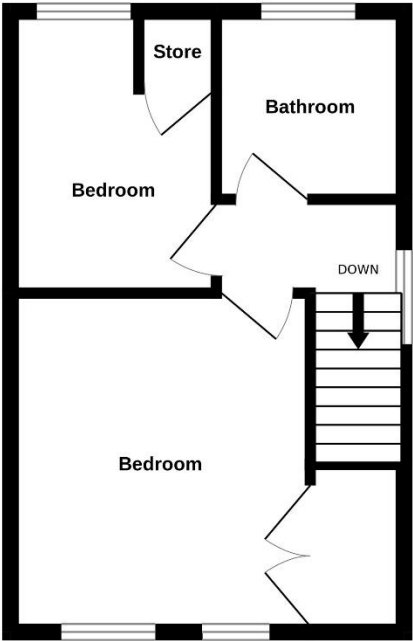


# FLOOR PLANS

Ground Floor



1st Floor



## Measurements:

- Lounge: 4.2m x 3.1m
- Dining Area: 4.0m x 3.0m
- WC: 0.9m x 0.9m
- Kitchen: 4.1m x 2.1m
- Bedroom 1: 3.1m x 3.6m
- Bedroom 2: 2.0m x 2.3m
- Bathroom: 1.5m x 2.1m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

The Cross Offices, Summerhill  
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622  
kingswinford@leeshaw.com www.leeshaw.com

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