



12 Birkdale Drive,
Tividale, B69 1QB

Taylors

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*IMMACULATELY MAINTAINED &
BEAUTIFULLY IMPROVED, SUPERBLY
PRESENTED, DETACHED BUNGALOW
RESIDENCE*

ROOM DIMENSIONS

Entrance Hall / Lobby

Stunning Kitchen - 15' 0" x 9' 10" (4.57m x 2.99m)

Dining Area - 10' 10" x 7' 3" (3.30m x 2.21m)

Spacious Sitting Room - 17' 7" x 11' 9" (5.36m x 3.58m)

Inner hall

Bedroom 1 - 13' 9" x 10' 0" (4.19m x 3.05m)

Bedroom 2 - 12' 1" x 10' 1" (3.68m x 3.07m)

Luxury Shower Room - 8' 5" x 5' 6" (2.56m x 1.68m)

OUTSIDE

Driveway

Car Port

Garage - 17' 4" x 8' 4" (5.28m x 2.54m)

Gorgeously Landscaped Rear Garden

Measurements taken at widest available

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



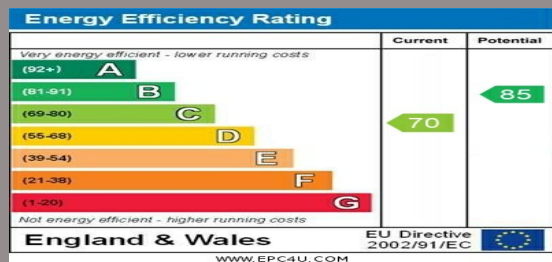
This IMMACULATELY MAINTAINED & BEAUTIFULLY IMPROVED, SUPERBLY PRESENTED, TWO BEDROOM, DETACHED BUNGALOW RESIDENCE is WONDERFULLY SITUATED on a GOOD SIZED PLOT towards the head of this SOUGHT AFTER CUL-DE-SAC, which has a FANTASTIC array of LOCAL AMENITIES & convenient transportation links close by and furthermore affords a THOUGHTFULLY NLARGED & VERY WELL ARRANGED arrangement of accommodation, of which is PERFECTLY SUITED for those wishing to DOWNSIZE, yet still seeking a RELATIVELY SPACIOUS Layout. This GOOD SIZED & BEAUTIFULLY APPOINTED PROPERTY deserves an EARLY INTERNAL INSPECTION if to be fully appreciated & in brief comprises: Entrance Hall / Lobby, Modern Well Fitted Kitchen being OPEN PLAN to a Lovely Dining Room Area, Spacious & Nicely Presented Rear Sitting Room, Inner Hall, Two Well Proportioned Bedrooms & Stunning Re-Appointed Shower Room. Furthermore with Large Driveway which provides AMPLE off road, Car Port, Garage, Double glazing, Gas Central Heating & Truly Wonderful Landscaped Rear Garden with Patio Area for Alfresco Dining & Astro Turf for low maintenance. Tenure: Freehold. EPC: C. Council Tax Band: D. All main services connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property.

BHS10178

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.





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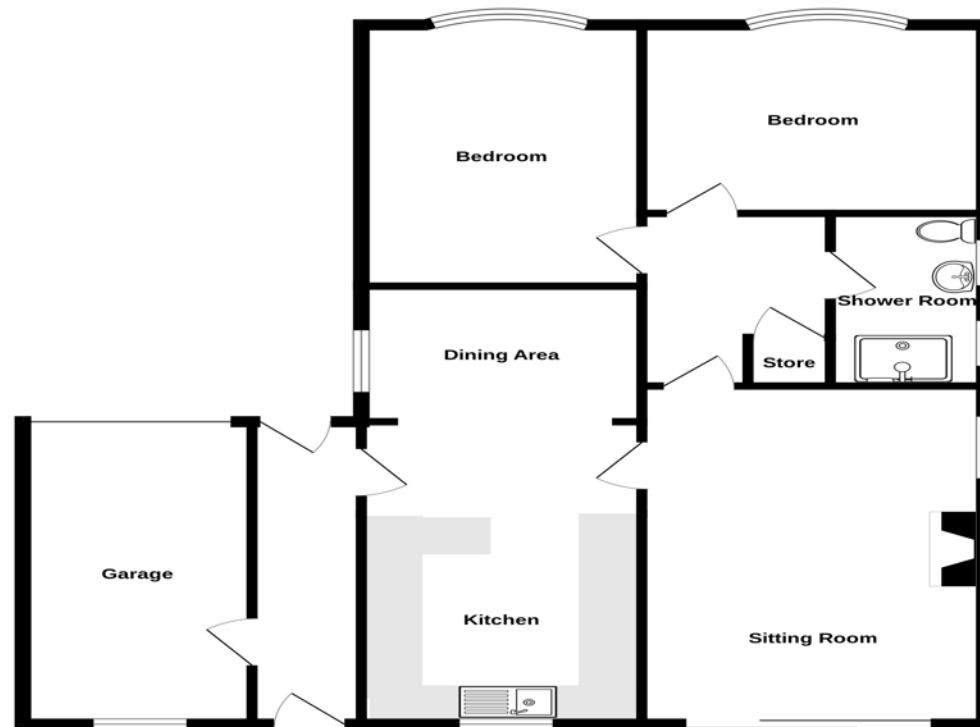
HALESOWEN

STOURBRIDGE

BRIERLEY HILL

SEDGLEY

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
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