



**Taylors**



## View Point, TIVIDALE, Oldbury.

4 2 2





This EXPENSIVELY APPOINTED & BEAUTIFULLY PRESENTED, EXECUTIVE, FOUR BEDROOM, DETACHED RESIDENCE is SUPERBLY situated within this EXCLUSIVE & SOUGHT AFTER RESIDENTIAL Cul-De-Sac, which has STUNNING DISTANT FRONTAL views, and furthermore has an EXTENSIVE RANGE of POPULAR SCHOOLING, Local Amenities & Transportation Links (such as Sandwell and Dudley Train Station and Junction 2 of the M5) close by. This FANTASTIC PROPERTY is IMMACULATLEY MAINTAINED throughout and encompasses a TREMENDOUSLY SPACIOUS & VERY WELL PROPORTIONED layout of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES seeking a WONDERFUL "FOREVER" HOME. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer.

## ROOM DIMENSIONS

### GROUND FLOOR

Storm Porch

Reception Hall

Guests Cloakroom / W.C

Attractive Sitting Room - 5.56m x 3.84m (18'3" x 12'7")

Separate Dining Room - 3.56m x 2.92m (11'8" x 9'7")

Well Fitted Kitchen - 4.34m x 3.56m (14'3" x 11'8")

Utility Room - 1.73m x 1.42m (5'8" x 4'8")

### FIRST FLOOR

Landing

Bedroom 1 - 4.06m x 3.86m (13'4" x 12'8")

Modern En-Suite - 2.13m x 1.8m (7'0" x 5'11")

Bedroom 2 - 3.3m x 2.9m (10'10" x 9'6")

Bedroom 3 - 3.51m x 2.31m (11'6" x 7'7")

Bedroom 4 - 3.3m x 2.36m (10'10" x 7'9")

Beautifully Appointed House Shower Room - 2.03m x 1.91m (6'8" x 6'3")

### OUTSIDE

Driveway

Detached Garage - 5.21m x 5.03m (17'1" x 16'6")

Lovely & Well Maintained Rear Garden

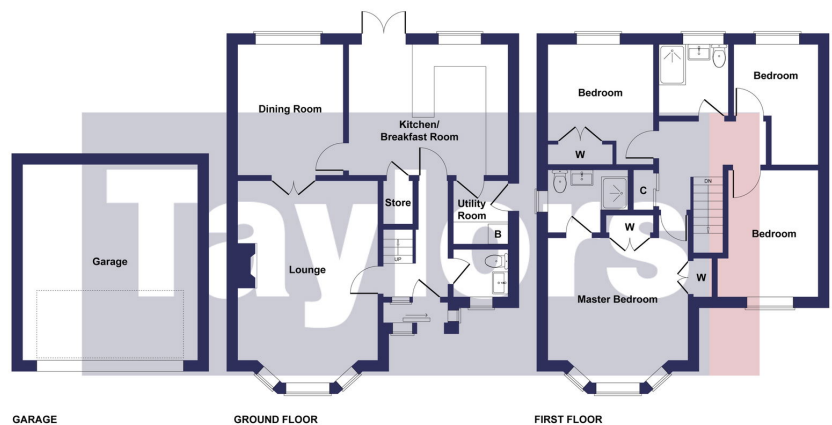
(All measurements taken at widest available points)

EPC: C. Council Tax Band: E. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & superfast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a high (Surface water) - very low (Rivers and the sea) risk of yearly flooding. Tenure: The property is Freehold but is subject to a £89 per year service charge (approximately) relating to the developments communal areas.



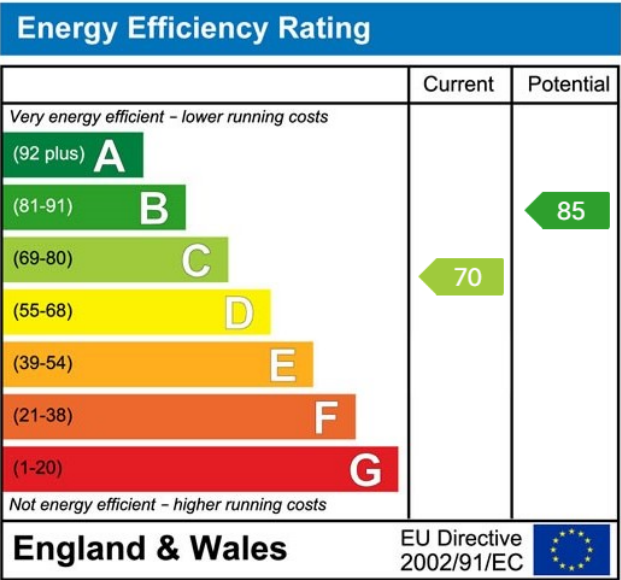


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- EXPENSIVELY APPOINTED & BEAUTIFULLY PRESENTED, DETACHED RESIDENCE
- STUNNING FRONTAL VIEWS
- FOUR VERY WELL PROPORTIONED FIRST FLOOR BEDROOMS
- LUXURY WELL APPOINTED HOUSE SHOWER ROOM
- FANTASTIC CORNER PLOT POSITION
- SUPERBLY SITUATED WITHIN THIS SOUGHT AFTER CUL-DE-SAC
- EARLY VIEWING ESSENTIAL
- MASTER BEDROOM WITH FITTED WARDROBES & EN-SUITE
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING & DETACHED GARAGE
- WONDERFUL FAMILY HOME



**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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.