



Taylors

Mallen Drive, TIVIDALE, Oldbury.

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This BEAUTIFULLY PROPORTIONED & INCREDIBLY SPACIOUS, EXECUTIVE, DETACHED RESIDENCE is SUPERBLY SITUATED within this EXCLUSIVE & SOUGHT AFTER Residential location, and furthermore affords a VERY WELL MAINTAINED accommodation, of which is PERFECTLY suited for GROWING FAMILIES. This WELL PRESENTED & RATHER DISTINCTIVE, MODERN STYLE PROPERTY and together with having a FANTASTIC RANGE of POPULAR SCHOOLING close by, offers SUPERB access to Dudley, Oldbury and the Bustling city of Birmingham all of which OFFER an EXCELLENT RANGE of transport links such as Sandwell and Dudley Train Station.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Reception Hall

Guests Cloakroom / W.C

Spacious Sitting Room - 5.6m x 3.3m (18'4" x 10'9")

Separate Dining Room - 3.1m x 2.6m (10'2" x 8'6")

Conservatory - 2.7m x 2.7m (8'10" x 8'10")

Modern Well Fitted Kitchen - 3.8m x 3.1m (12'5" x 10'2")

Utility

Office Space - 5.4m x 2.3m (17'8" x 7'6")

Ground Floor Shower Room

FIRST FLOOR

Landing

Bedroom 1 - 3.7m x 3.3m (12'1" x 10'9") **En-Suite**

Bedroom 2 - 3.8m x 2.5m (12'5" x 8'2")

Bedroom 3 - 2.6m x 2.5m (8'6" x 8'2")

Bedroom 4 - 3.4m x 2.3m (11'1" x 7'6")

Well Appointed House Bathroom

(Measurements taken at widest available points)

OUTSIDE

Impressive Driveway

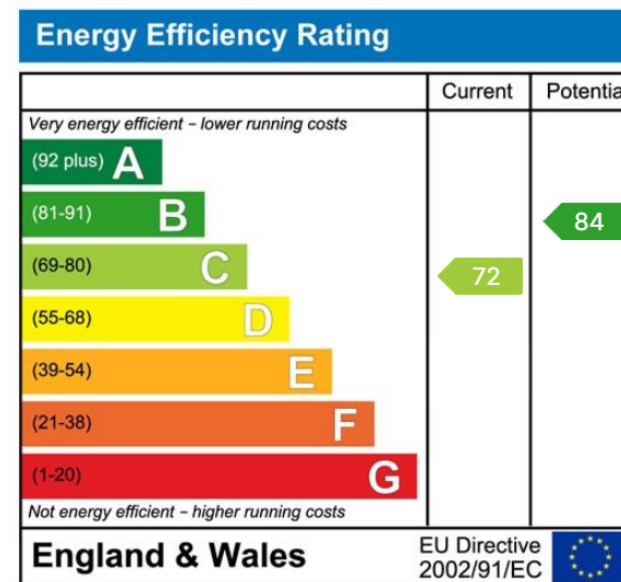
Wonderful Rear Garden

EPC: C. Council Tax Band: E. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Tenure: The property is Freehold but there is annual service / maintenance charge of approximately £250 per year. 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 very low risk of yearly flooding.





- BEAUTIFULLY PROPORTIONED & INCREDIBLY SPACIOUS, DETACHED RESIDENCE
- OUTSTANDING ARRAY OF LOCAL AMENITIES WITHIN CLOSE PROXIMITY
- EARLY VIEWING ESSENTIAL
- SOUGHT AFTER RESIDENTIAL LOCATION
- WONDERFUL RANGE OF POPULAR SCHOOLING CLOSE BY
- FOUR GOOD SIZED FIRST FLOOR BEDROOMS
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- IMPRESSIVE DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- FANTASTIC & VERSATILE LAYOUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING
- TWO SPACIOUS RECEPTION ROOMS & CONSERVATORY



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.