



Taylors

Regent Drive, TIVIDALE, Oldbury.

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This BEAUTIFULLY IMPROVED & EXPENSIVELY APPOINTED, THOUGHTFULLY EXTENDED, BAY FRONTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is SUPERBLY SITUATED within this SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompasses an INCREDIBLY SPACIOUS & CHARACTERFUL LAYOUT of VERY WELL MAINTAINED accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING. This STYLISHLY PRESENTED & GOOD SIZED PROPERTY offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase this STUNNING PROPERTY, which together with having an OUTSTANDING RANGE of AMENITIES & QUALITY SCHOOLING close by, in brief comprises.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Sitting Room - 3.96m x 3.48m (13'0" x 11'5")

Modern Well Fitted Kitchen Diner - 5.26m x 3.1m (17'3" x 10'2")

Extended Kitchen Area - 1.83m x 2.95m (6'0" x 9'8")

Further Reception Room - 3.05m x 2.67m (10'0" x 8'9")

(Measurements taken at widest available points)

Ground Floor Bathroom - 3.84m x 1.22m (12'7" x 4'0")

FIRST FLOOR

Landing

Bedroom 1 - 4.27m x 3.3m (14'0" x 10'10")

Bedroom 2 - 3.53m x 3.18m (11'7" x 10'5")

Bedroom 3 - 2.24m x 2.21m (6'16" x 7'3")

Luxury House Shower Room - 1.57m x 1.98m (5'2" x 6'6")

(Measurements taken at widest available points)

OUTSIDE

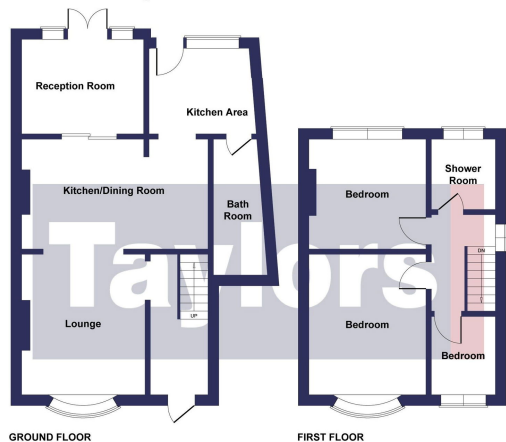
Block Paved Driveway

Large Rear Garden

EPC: D. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & ultrafast 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 very low risk of yearly flooding. Tenure: Freehold.

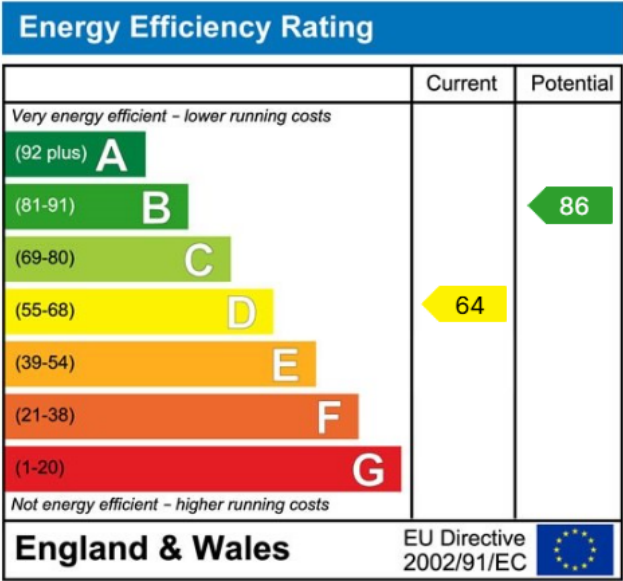


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- BEAUTIFULLY IMPROVED & EXPENSIVELY APPOINTED, THOUGHTFULLY EXTENDED, BAY FRONTED
- MODERN GROUND FLOOR BATHROOM & LUXURY FIRST FLOOR SHOWER ROOM
- MODERN WELL FITTED DINING KITCHEN
- SOUGHT AFTER RESIDENTIAL LOCATION
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- TWO STYLISHLY DECORATED RECEPTION ROOMS
- WONDERFUL REAR GARDEN WITH PATIO AREA FOR ALFRESCO DINING
- IMPRESSIVE BLOCK PAVED DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- EARLY VIEWING ESSENTIAL
- EXCELLENT RANGE OF POPULAR SCHOOLING & LOCAL AMENITIES CLOSE BY



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