



**Taylors**



City Road, Tividale, Oldbury, B69 1RB

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This HUGELY EXTENDED, TREMENDOUSLY SPACIOUS & SUPERBLY PROPORTIONED, FIVE BEDROOM, SEMI-DETACHED RESIDENCE is wonderfully situated within the POPULAR RESIDENTIAL area of Tividale, which has an OUTSTANDING range of SOUGHT AFTER SCHOOLING within walking distance. This VERY LARGE PROPERTY is BEAUTIFULLY PRESENTED & IMMACULATELY MAINTAINED throughout, and furthermore has a fantastic array of Local Amenities and Transport Links close by - Such as Rowley Regis Train Station & Regular Bus Services which combined offer easy access to Dudley Town Centre & Birmingham City Centre.

## ROOM DIMENSIONS

### GROUND FLOOR

Entrance Porch

Hallway

Attractive Sitting Room - 4.26m x 4.06m (13'11" x 13'3")

Dining Room - 3.1m x 2.56m (10'2" x 8'4")

Study / Home Office Area - 2.62m x 2.56m (8'7" x 8'4")

Extended Kitchen - 4.13m x 2.42m (13'6" x 7'11")

Utility - 5.48m x 2.06m (17'11" x 6'9")

Guests Cloakroom

Ground Floor 5th Bedroom - 5.03m x 2.26m (16'6" x 7'4")

### FIRST FLOOR

Landing

Bedroom 1 - 3.66m x 3.1m (12'0" x 10'2")

Bedroom 2 - 4.44m x 2.14m (14'6" x 7'0")

En-Suite Shower Room - 2.13m x 1.6m (6'11" x 5'2")

Bedroom 3 - 3.1m x 3.05m (10'2" x 10'0")

Bedroom 4 - 2.36m x 2.04m (7'8" x 6'8")

(Measurements taken at widest available points)

Modern House Bathroom - 2.06m x 1.6m (6'9" x 5'2")

### OUTSIDE

Driveway

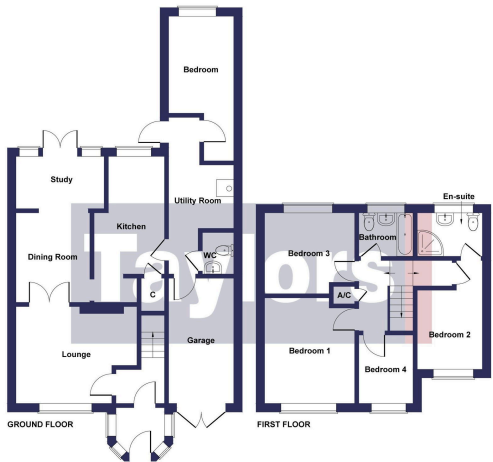
Garage

Astro Turf Rear Garden

EPC: D. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & 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.

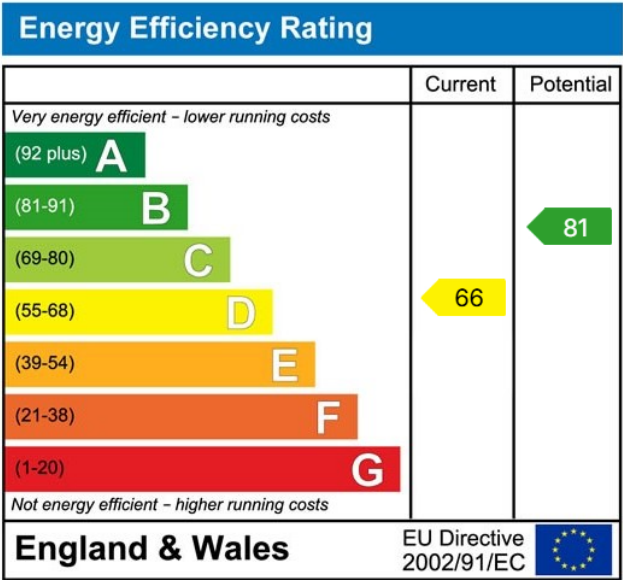


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- MODERN WELL APPOINTED HOUSE BATHROOM
- EN-SUITE SHOWER ROOM OFF ONE OF THE LARGER BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS & ADDITIONAL STUDY / HOME OFFICE AREA
- POPULAR RESIDENTIAL LOCATION
- PERFECT FOR LARGER / EXTENDED FAMILIES
- FOUR WELL PROPORTIONED FIRST FLOOR BEDROOMS
- SPACIOUS GROUND FLOOR 5TH BEDROOM
- SECLUDED & LOW MAINTENANCE ASTRO TURF REAR GARDEN
- EXTENSIVE RANGE OF SOUGHT AFTER SCHOOLING CLOSE BY
- HUGELY EXTENDED, TREMENDOUSLY SPACIOUS & SUPERBLY PROPORTIONED, SEMI-DETACHED RESIDENCE



**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.