

for sale

£250,000 Freehold



Shinwell Crescent Tividale Oldbury B69 3LQ

RECENTLY RENOVATED Middle Terraced Family Home IDEAL FOR A FIRST TIME BUYER. Occupying a Great Location and EXCELLENT TRANSPORT LINKS. 3 Bedrooms, Lounge/Dining Room, Fitted Kitchen, Family Bathroom, Downstairs W.C, Gardens & Rear Driveway, VIEWING RECOMMENDED

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Entrance Porch

Entrance Hall

having Stairs to first floor and understairs storage cupboard

Guest W.C

Lounge/Diner

27' 7" x 11' (8.41m x 3.35m)

Having doors to rear garden

Fitted Kitchen

12' 10" x 7' 11" (3.91m x 2.41m)

having door to rear garden

On The First Floor

Landing

Having Storage cupboard

Bedroom One

12' 6" x 10' 5" (3.81m x 3.17m)

Bedroom Two

10' 3" x 10' 5" (3.12m x 3.17m)

Bedroom Three

8' 11" x 7' 7" (2.72m x 2.31m)

Family Bathroom



Outside

To Front

garden with lawn and pathway to front door

To Rear

Enclosed Rear Garden

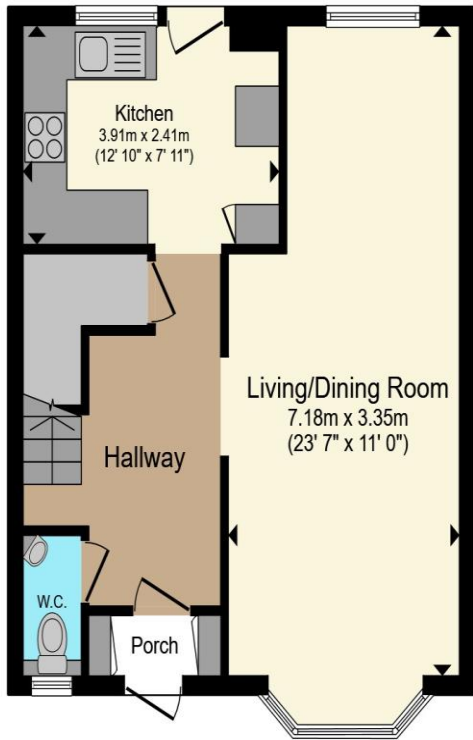
with double gates and driveway

Agents Notes

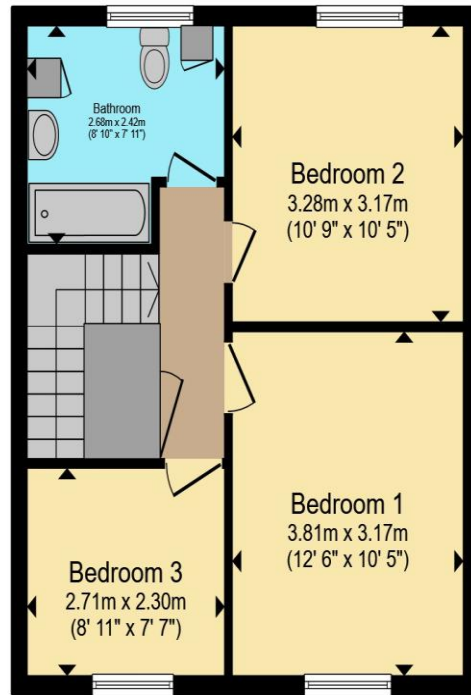
Title register restrictions (WM587905):

- The 1994 Transfer contains restrictive covenants, which are legal promises not to do certain things with the land. These rules were set when the property was first sold by the council.
- There are legal provisions regarding light and air, which generally mean the owner cannot build anything that would unfairly block a neighbour's natural light or ventilation.
- There are rules concerning boundary structures, which clarify the owner's responsibilities for maintaining fences or walls between properties.





Ground Floor



First Floor

Total floor area 85.4 m² (920 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Paul Dubberley on

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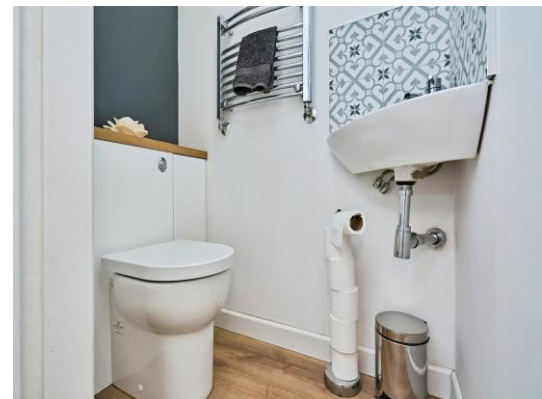
73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PTI104963 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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