



Taylors

Brookes Close, TIVIDALE, Oldbury.

3 2 2



Beautifully situated towards the head of this SECLUDED & ADMIRER Close, located within the EXTREMELY DESIRABLE AREA of TIVIDALE, is this TREMENDOUSLY SPACIOUS & VERY WELL PROPORTIONED, MODERN STYLE, THREE BEDROOM, DETACHED RESIDENCE. An EARLY VIEWING is ESSENTIAL if to appreciate this WELL ARRANGED & MOST APPEALING PROPERTY, which together with being NICELY MAINTAINED & WELL PRESENTED throughout, has a comprehensive range of Local Amenities, Excellent Transport Links (Such as Dudley & Sandwell Train Station and Junction 2 of the M5) & GOOD SCHOOLING close by.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Pleasant Sitting Room - 4.6m x 3.4m (15'1" x 11'1")

(Measurements taken at widest available points)

Separate Dining Room - 3m x 2.5m (9'10" x 8'2")

(Measurements taken at widest available points)

Spacious Well Fitted Kitchen - 4m x 2.6m (13'1" x 8'6")

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 1 - 3.5m x 3.2m (11'5" x 10'5")

En-Suite Shower Room - 2.3m x 1.4m (7'6" x 4'7")

Bedroom 2 - 4m x 3.2m (13'1" x 10'5")

Bedroom 3 - 3.9m x 2.9m (12'9" x 9'6")

Well Appointed House Bathroom - 2.5m x 2.3m (8'2" x 7'6")

(Measurements taken at widest available points)

OUTSIDE

Impressive Block Paved Driveway

Garage

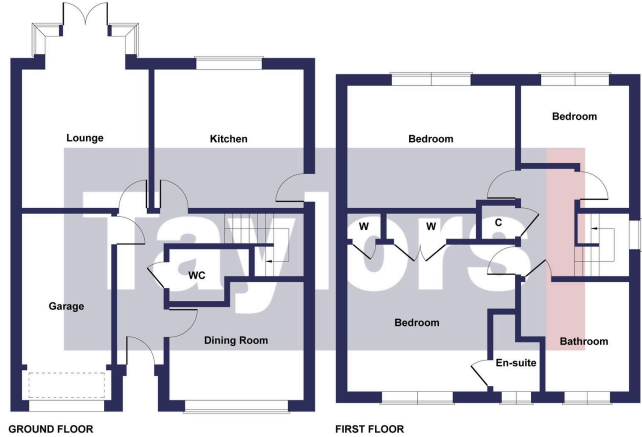
Lovely Rear Garden

Fantastic Timber Constructed Summerhouse / Bar

EPC: C. Council Tax Band: D. 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 chance of yearly flooding. Tenure: Freehold.

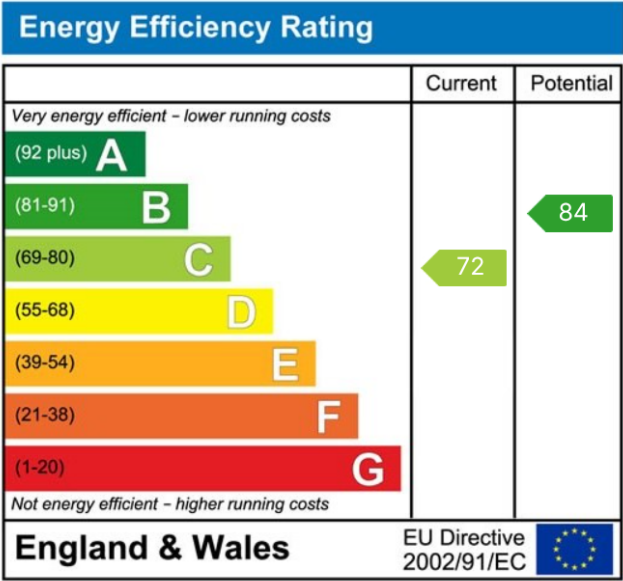


Brookes Close, Tivdale, B69 1LB



FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- TREMENDOUSLY SPACIOUS & VERY WELL PROPORTIONED
- THREE LARGE FIRST FLOOR BEDROOMS
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- TWO SPACIOUS RECEPTION ROOMS
- LOVELY REAR GARDEN WITH INITIAL DECKING AREA FOR ALFRESCO DINING
- FANTASTIC TIMBER CONSTRUCTED SUMMERHOUSE / BAR
- PERFECT FAMILY HOME
- DOUBLE GLAZING & GAS CENTRAL HEATING
- DESIRABLE RESIDENTIAL LOCATION
- EXTENSIVE RANGE OF TRANSPORT LINKS & SCHOOLING CLOSE BY



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.