



The
LEE, SHAW
Partnership

65 Arundel Drive
Tividale, Oldbury B69 1XE

Ideal first time home



This 2 Bedroom Terraced property would make an ideal first time home or downsize opportunity, newly painted and with new carpets/flooring, available with no onward chain.

Enjoying a cul-de-sac location off Red Lion Close and set in a slightly elevated position back from the top of the road, with local Co-op close by, the property has a Driveway to the front and enjoys a south facing Rear Garden with leafy backdrop.

With gas central heating, UPVC double glazing and comprising: Lounge, Kitchen, Landing, 2 Bedrooms and Shower Room.

VIEWING IS HIGHLY RECOMMENDED.

On the Ground floor, there is a Canopy Entrance with part double glazed UPVC door to:

Lounge with UPVC double glazed front window, mantel Fireplace with hearth and gas fire, stairs to 1st Floor, radiator and door to:

Kitchen having a range of oak style wall/base cupboards, contrasting worktops, tiled splash backs, Bosch built-in oven (new), gas hob with cookerhood over, sink and mixer tap, UPVC double glazed rear window, appliance space, radiator, Ideal gas central heating boiler, Store and part obscure UPVC double glazed rear door to Garden.





No onward chain

On the 1st Floor, there is a Landing having loft access, Airing Cupboard (with tank) and doors leading off.

There are 2 Bedrooms, each with UPVC double glazed window and radiator.

The Shower Room has a white suite, including a tiled shower cubicle with sliding screen door and Mira Shower, Heritage semi recessed basin with tiled splash back and oak vanity cupboard below, combined WC with concealed cistern, radiator, shaver point and extractor fan.

The Rear Garden is south facing having a paved patio, retaining wall, step to elevated gravel area with stepping stone pathway, side shrub planting and shed.

At the front, there is a tarmac Driveway, chipping area, and pathway/paved area to the front entrance.

Tenure: Freehold.

Construction: brick with a pitched tiled roof. Services: mains water, electricity, drainage and gas are connected to the property.

Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage.

Council Tax Band B.





The
LEE, SHAW
Partnership

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Lounge:
16'4" x 11'9" incl. stairs (5m x 3.59m)

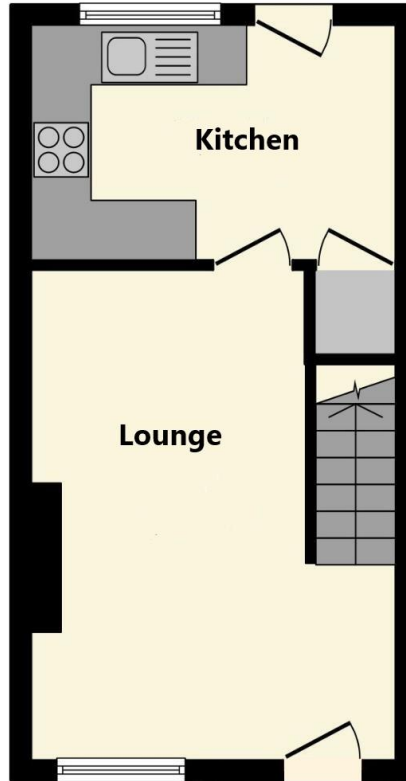
Kitchen:
11'9" x 7'8" (3.60m x 2.34m)

Landing

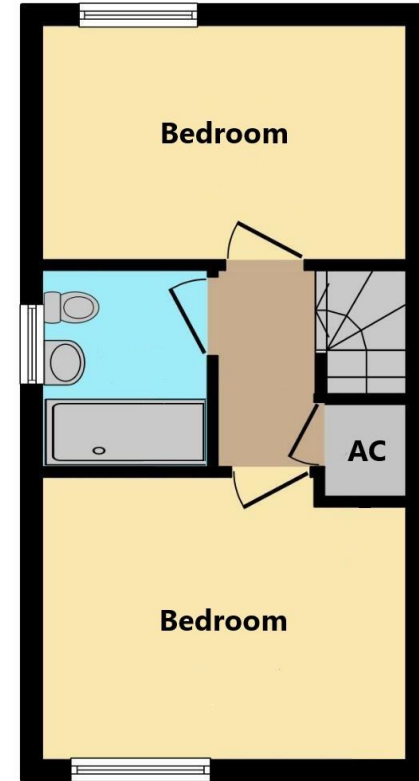
Bedroom 1:
11'10" x 9'7" (3.62m x 2.93m)

Bedroom 2:
11'10" x 7'9" (3.62m x 2.37m)

Shower Room:
6'5" x 4'11" (1.96m x 1.50m)



Ground Floor



First Floor

FLOOR PLANS

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

The Cross Offices, Summerhill, Kingswinford
West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com
www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions [chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)cks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.