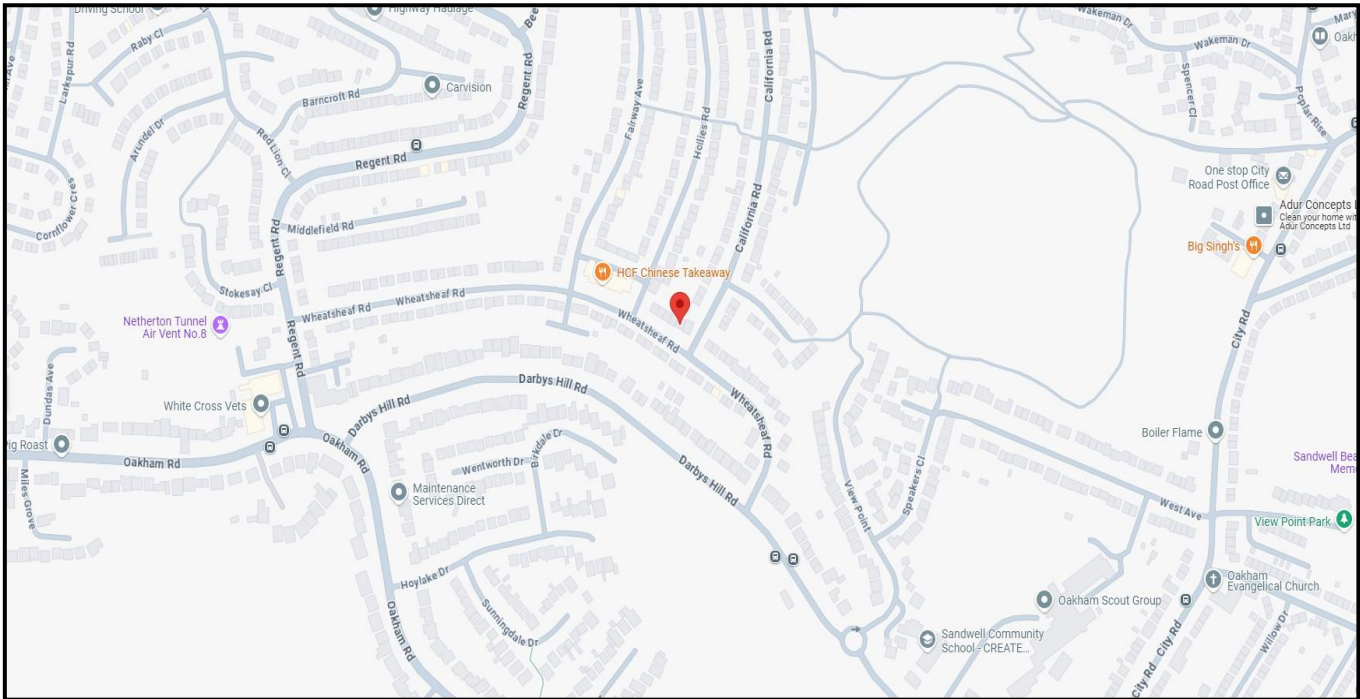


18 Birmingham Street, Oldbury, West Midlands, B69 4DS  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Wheatsheaf Road, Tividale, Oldbury, West Midlands, B69 1SN

£250,000

Innovate Estate Agents are pleased to present this THREE BEDROOM MID TERRACE PROPERTY situated in Tividale, Oldbury. The property boasts a FRONT DRIVEWAY allowing OFF ROAD PARKING, entrance hallway, LOUNGE, FITTED KITCHEN/DINER, family bathroom, rear garden, double glazing and gas central heating throughout. Thanks to its sought after location the property has easy commute to a range of day to day amenities, educational facilities and transport links such as Oakham Primary School, Tividale Hall Primary School, Warrens Hall Nature Reserve, Sandwell & Dudley Train Station and M5 (Junction 2). EPC Rating: C. Council Tax Band: B. Admin Fees May Apply.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Plascom One Ltd trading as Innovate Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Plascom One Ltd trading as Innovate Estate Agents or the vendors.

Equipment: Plascom One Ltd trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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Approach	The property is approached via a crete print front driveway allowing off road parking leading to front entrance door.
Entrance Hallway	Having ceiling light point, power points, gas central heating radiator, stairs rising to first floor landing and doors leading into lounge and fitted kitchen.
Lounge	12' 3" x 12' 9" (3.74m x 3.89m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation, gas fire with marble hearth and wooden surround and wood effect laminate flooring.
Fitted Kitchen/Diner	10' 4" x 19' 1" (3.16m x 5.81m) Having ceiling spotlights, power points, gas central heating radiator, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with plinth lights and work tops over, inset stainless steel sink drainer unit with mixer tap, integrated five ring gas hob with cooker hood above and oven below, other integrated appliances include fridge/freezer and washing machine, tiling to splash prone areas, tiled flooring and French doors leading to rear garden.
First Floor Landing	Having ceiling light point, doors leading into all bedrooms and family bathroom.
Bedroom One	13' 1" x 13' 9" (4.0m x 4.2m) Having ceiling spotlights, power points, gas central heating radiator, fitted wardrobes with plinth lights, wood effect laminate flooring and double glazed window to front elevation.
Bedroom Two	13' 1" x 10' 0" (3.98m x 3.04m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to rear elevation.
Bedroom Three	9' 5" x 12' 4" (2.88m x 3.75m) Having ceiling light point, power points, gas central heating radiator, built in cupboard housing Valiant boiler, wood effect laminate flooring and double glazed window to front elevation.
Family Bathroom	Having ceiling light point, gas central heating radiator, obscure double glazed window to rear elevation, bathroom suite comprises of p-shaped bath with shower above, pedestal hand wash basin with mixer tap, low level W.C, tiling to walls and wood effect flooring.
Rear Garden	The rear of the property comprises of patio area with paved pathway and steps leading down to lawned area and fencing to its perimeters.