

for sale

offers over **£200,000** Freehold

**Paul
Dubberley**



Freda Rise Tividale Oldbury B69 2JH

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Property Description

An exceptional opportunity to acquire this well proportioned three-bedroom semi-detached family home, combining spacious internal living with impressive outdoor space.

The property opens into a welcoming entrance hallway that leads directly into the heart of the home: a magnificent, light-filled through lounge. This expansive reception room serves as a versatile dual-aspect living and dining space. The lounge area offers a cosy environment for evening relaxation, while the dedicated dining section overlooks the rear garden.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Porch

UPVC construction door to front and door leading into hallway.

Entrance Hall

Door to front, stairs to upper floor and doors leading to:

Through Lounge

21' 7" x 9' 7" (6.58m x 2.92m)

Double glazed bay window to front and sliding doors opening onto the rear garden.

Kitchen

11' 9" x 5' 7" (3.58m x 1.70m)

Wall and base units, integrated hob and oven, plumbing for washing machine and ample kitchen surface space.

Conservatory

9' 11" x 6' 8" (3.02m x 2.03m)

UPVC construction window and doors leading onto the rear garden.

Landing

Doors leading to various rooms:

Bedroom One

11' 2" x 9' 4" (3.40m x 2.84m)

Double glazed window to the rear.

Bedroom Two

11' 3" plus bay x 6' 7" (3.43m plus bay x 2.01m)

Double glazed bay window and fitted wardrobes.

Bedroom Three

9' 10" x 5' 3" (3.00m x 1.60m)

Double glazed window to the front.

Bathroom

Wash hand basin, low level WC, bath and double glazed window to rear.

Rear Garden

Fully paved rear garden, with a useable shed and fence boundaries.

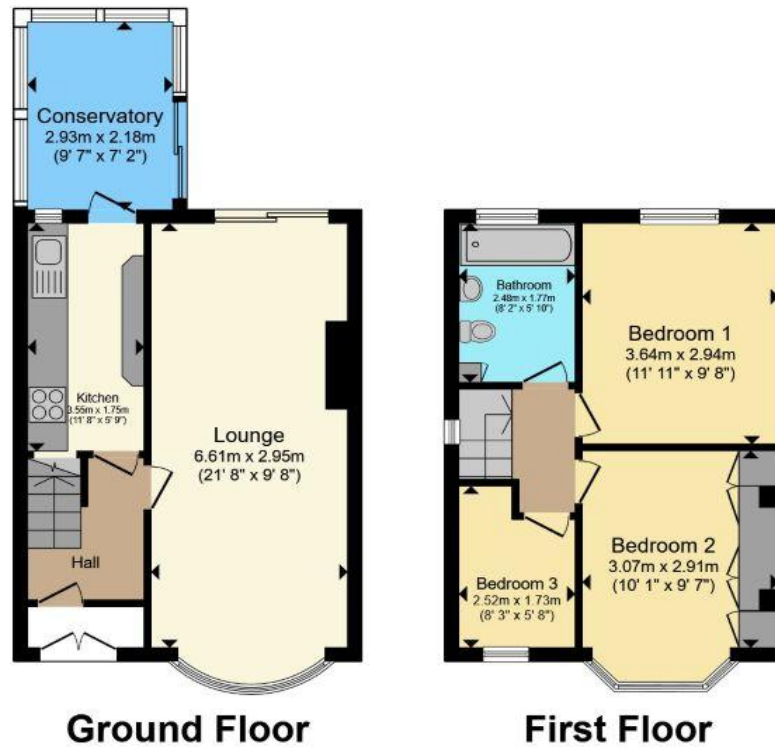
Front Of The Property

Large driveway for multiple cars.









Total floor area 70.9 m² (763 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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EPC Rating: D Council Tax
Band: C

view this property online PaulDubberley.co.uk/Property/PWB105554

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.

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