



**Taylor's**

# Tower Road, Tividale, Oldbury, B69 1PA

Offers In Region Of £240,000

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A TREMENDOUSLY SPACIOUS & VERY WELL ARRANGED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this EXTREMELY POPULAR RESIDENTIAL LOCATION, and furthermore encompassing a SPLENDIDLY PROPORTIONED & MOST APPEALING layout of accommodation with Double Glazing & Gas Central Heating. This BEAUTIFULLY PRESENTED PROPERTY is IMMACULATELY MAINTAINED throughout and furthermore offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a FANTASTIC FAMILY HOME which offers the IDEAL COMBINATION of MODERN LIVING, Incredibly Spacious Accommodation & a Hugely Convenient Residential Location. 'Tower Road' is located within the SOUGHT AFTER AREA of Tividale, which has an array of POPULAR SCHOOLING & Local Amenities close by, together with being situated within a short distance from Oldbury Town Centre, which offers regular access to Dudley, West Bromwich and the Bustling City of Birmingham all offering a FANTASTIC RANGE of shops, supermarkets & transport links such as Sandwell and Dudley Train Station, a variety of local bus routes and Junction 2 of the M5. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Porch, Reception Hall, Attractive Sitting Room, Separate Dining Room / Further Reception Room, Modern Well Fitted Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & White Suite House Bathroom. Furthermore this LARGE PROPERTY is set behind a Good Sized Paved Driveway which provides AMPLE OFF ROAD PARKING & is also complimented with a LOVELY REAR GARDEN ASPACT with Well Maintained Lawn, Initial Patio Area for Alfresco Dining & External Store.

**ROOM DIMENSIONS** (Measurements taken at widest available points)

#### **GROUND FLOOR**

##### **Entrance Porch & Reception Hall**

**Attractive Sitting Room** - 3.91m x 3.71m (12'9" x 12'2")

**Separate Dining Room / Further Reception Room** - 3.61m x 3.06m (11'10" x 10'0")

**Modern Well Fitted Kitchen** - 3.13m x 2.08m (10'3" x 6'9")

#### **FIRST FLOOR**

##### **Landing**

**Bedroom 1** - 3.74m x 3.64m (12'3" x 11'11")

**Bedroom 2** - 3.68m x 3.05m (12'0" x 10'0")

**Bedroom 3** - 2.63m x 2.48m (8'7" x 8'1")

**White Suite House Bathroom** - 2m x 1.69m (6'6" x 5'6")

#### **OUTSIDE**

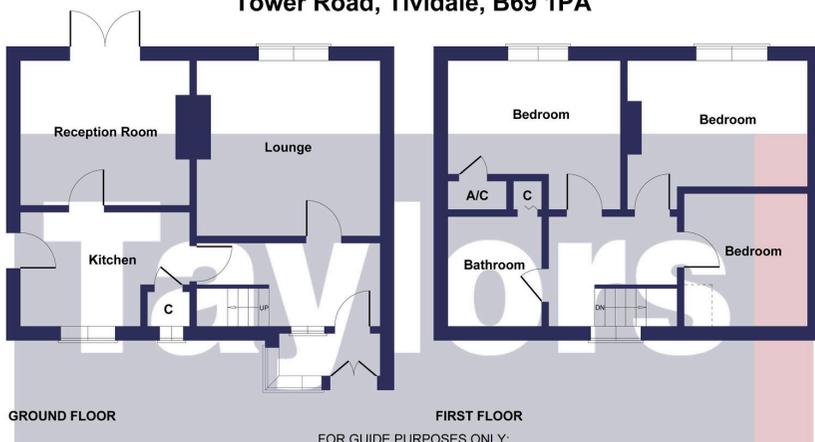
##### **Paved Driveway**

##### **External Store & Large & Well Maintained Rear Garden**

EPC: C. Council Tax Band: B. 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 of yearly flooding. Tenure: Freehold. ... In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).

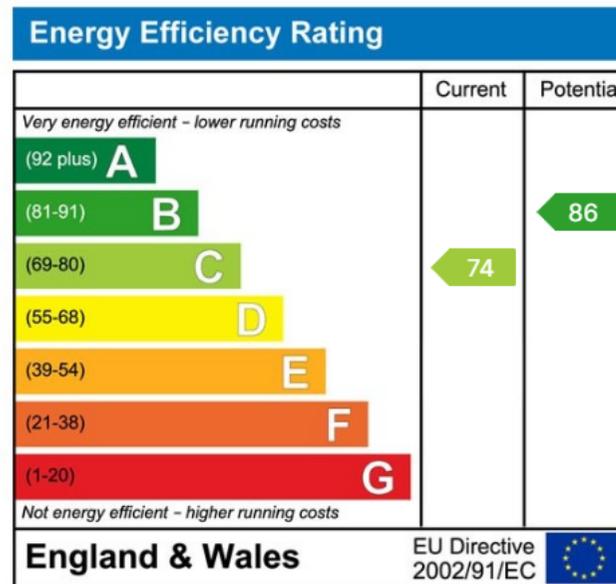


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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).

- IMMACULATELY MAINTAINED, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE
- TREMENDOUSLY SPACIOUS LAYOUT
- PERFECT FOR GROWING FAMILIES OR FIRST TIME BUYERS
- EXTENSIVE RANGE OF REGULAR TRANSPORT LINKS & LOCAL AMENITIES CLOSE BY
- MODERN WELL FITTED KITCHEN
- VERY WELL PRESENTED THROUGHOUT
- LARGE & WELL KEPT REAR GARDEN
- POPULAR RESIDENTIAL LOCATION
- EARLY VIEWING ESSENTIAL
- TWO CHARMING & SPACIOUS RECEPTION ROOMS



**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.