

9 Asquith Drive, Tividale,
Oldbury, B69 3LL

Offers in the Region Of
£189,000



- Spacious End-Terrace Home in Cul-De-Sac Position
- Three Bedrooms
- Downstairs WC
- EPC Rating: C
- Living Dining Room
- First Floor Bathroom with WC

A HIGHLY SPACIOUS end-terrace home in a CUL-DE-SAC location. Viewings VITAL to appreciate size on offer. Benefiting from uPVC double glazing and combi gas central heating, this ideal first time purchase or family home comprises fore garden, open storm porch, hallway, downstairs WC, living dining room, kitchen, three bedrooms, first floor bathroom with WC and rear garden. Offered with NO UPWARD CHAIN.

Property Tenure
Freehold

Council Tax Band
B

EPC Rating
B

Location
9 Asquith Drive is situated within an established residential area of Tividale, conveniently positioned for access to the surrounding Black Country towns and the wider West Midlands conurbation. The property occupies a cul-de-sac location, with local shopping facilities, schools and recreational amenities all within easy reach.

Everyday amenities are available locally, with convenience shopping within approximately 0.5–0.6 miles, whilst Tividale Park is also around half a mile away. Local schooling includes Tividale Community Primary school and Ormiston Sandwell Community Academy, both situated within approximately 0.5–0.6 miles.

Oldbury town centre is approximately 1.5 miles away and provides a wider range of shopping and leisure facilities, including Oldbury Green Retail Park and Sainsbury's. Dudley town centre is approximately 2.5–3 miles away, with West Bromwich around 3 miles and Birmingham city centre approximately 7–8 miles to the east.

For commuters, Dudley Port railway station is approximately 1 mile away, whilst Sandwell & Dudley station is also within convenient reach and provides services towards Birmingham and the wider national rail network. Road communications are good, with the A4123 Birmingham New Road and A457 readily accessible and Junction 2 of the M5 motorway approximately 2 miles away, providing onward connections throughout the West Midlands and national motorway network.

Description
A two storey end-terrace house of brick construction, with a pitched tile roof.

The property is in a presentable condition, with scope to improve to a buyer's own tastes.

Benefiting from uPVC double glazing and gas central heating accommodated by an Alpha gas boiler located in the kitchen.

Accommodation
Please refer to the floor plan for room measurements.

Ground Floor
Open storm porch leading to entrance hallway, WC, L shape living dining room, kitchen.

First Floor
Stairs and landing, bedroom one (double), bedroom two (double), bedroom three (single), store room, bathroom with WC.

Outside
Front - Fore garden. Rear - Garden with brick built outbuilding.

Service Charges
The estate is managed by Sanctuary Housing. For the period 1st April 2026 to 31st March 2027, the service charges are £44.23pcm (£530.76 per annum).

Availability
The property is offered with vacant possession and no upward chain.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

Need a solution with a property matter? Cottons can assist;

Residential Sales	0121 247 4747 sales@cottons.co.uk
Auctions	0121 247 2233 auctions@cottons.co.uk
Property Management	0121 247 2030 property@cottons.co.uk
Landlords Property Insurance	0121 247 2030 insurance@cottons.co.uk

Residential Lettings	0121 247 2299 lettings@cottons.co.uk
Commercial Sales & Lettings	0121 247 4747 commercial@cottons.co.uk
Energy Performance Certificates	0121 247 2299 epc@cottons.co.uk
RICS Valuation Surveys	0121 247 4747 sales@cottons.co.uk



Cottons Chartered Surveyors give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Cottons Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

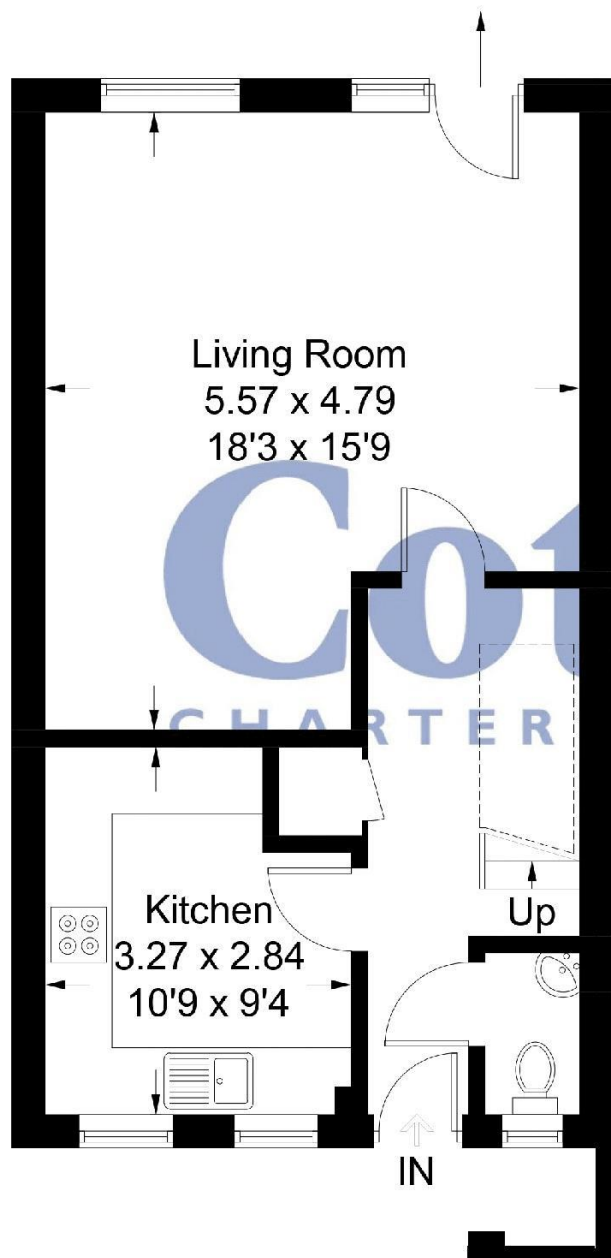
Cottons Chartered Surveyors have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

9 Asquith Drive

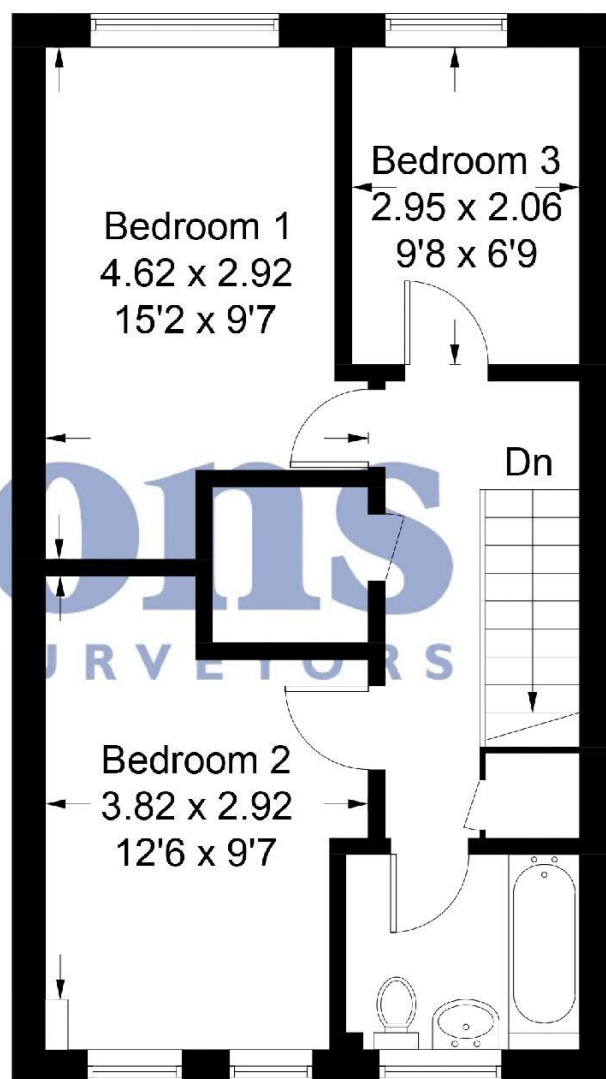
Approximate Gross Internal Area = 86.6 sq m / 932 sq ft

To Garden

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329532)

Cottons
CHARTERED SURVEYORS

0121 247 4747

359 - 361 Hagley Road, Edgbaston, Birmingham, West
Midlands, B17 8DL
domalley@cottons.co.uk

This plan is for illustration purposes only
and may not be to scale or representative
of the property.