



**Taylor's**

City Road, Tividale, Oldbury, B69 1QP

Offers In Region Of £280,000

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An INCREDIBLY SPACIOUS & HUGELY DISTINCTIVE, INDIVIDUALLY DESIGNED, THREE BEDROOM, LINK-DETACHED RESIDENCE pleasantly situated within this ESTABLISHED RESIDENTIAL LOCATION, and furthermore encompassing a GOOD SIZED & VERY WELL ARRANGED layout of accommodation with Gas Central Heating & Majority Double Glazing. This LARGE & UNIQUE PROPERTY is ideally suited for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS and furthermore offers potential buyers a blank canvas in which to create their dream home, with the potential to blend contemporary style and comfort with the property's inherent character. The generous proportions and brilliant room sizes provide an excellent foundation for sympathetic refurbishment or imaginative redesign and overall offers HUGE POTENTIAL to create a WONDERFUL FAMILY HOME within this SOUGHT AFTER LOCATION. 'City Road' is located within the POPULAR AREA of Tividale, which has an abundance of FANTASTIC SCHOOLING & Local Amenities close by, together being located within a short distance from Oldbury Town Centre, which offers easy access to Dudley, West Bromwich and the Bustling city of Birmingham all offering an EXTENSIVE RANGE of shops, supermarkets & excellent 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, Incredibly Spacious Through Lounge with Dining Area, Fitted Kitchen, Large Conservatory, Guests Cloakroom / W.C, Landing, Three Well Proportioned First Floor Bedrooms & Good Sized House Bathroom. Externally with Lawned Fore Garden, Impressive Driveway which provides OFF ROAD PARKING for Numerous Vehicles, Huge & Secluded Rear Garden and Garage / Outbuilding. Furthermore this WONDERFUL PROPERTY is for sale with NO UPWARD CHAIN and provides HUGE POTENTIAL to EXTEND (Subject to the usual planning permissions).

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

#### GROUND FLOOR

**Entrance Porch & Reception Hall**

**Spacious Through Lounge with Dining Area** - 7.23m x 3.67m (23'8" x 12'0")

**Fitted Kitchen** - 3.1m x 2.71m (10'2" x 8'10")

**Large Conservatory** - 5.42m x 2.58m (17'9" x 8'5")

**Guests Cloakroom / W.C**

#### FIRST FLOOR

**Landing**

**Bedroom 1** - 3.6m x 3.34m (11'9" x 10'11")

**Bedroom 2** - 3.87m x 2.72m (12'8" x 8'11")

**Bedroom 3** - 2.34m x 1.84m (7'8" x 6'0")

**Good Sized House Bathroom** - 2.85m x 2.55m (9'4" x 8'4")

#### OUTSIDE

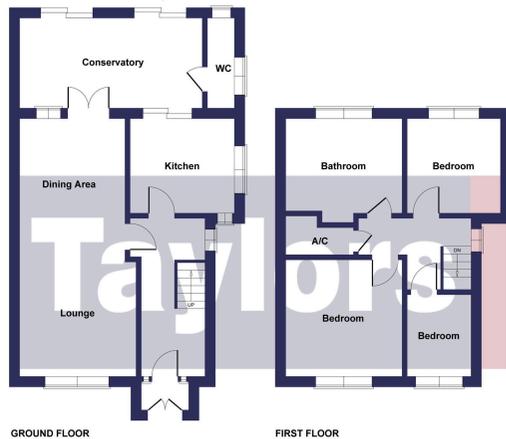
**Impressive Driveway & Fore Garden**

**Large Rear Garden & Garage / Outbuilding (Located to Rear)**

EPC: E. Council Tax Band: C. All main services connected. 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).



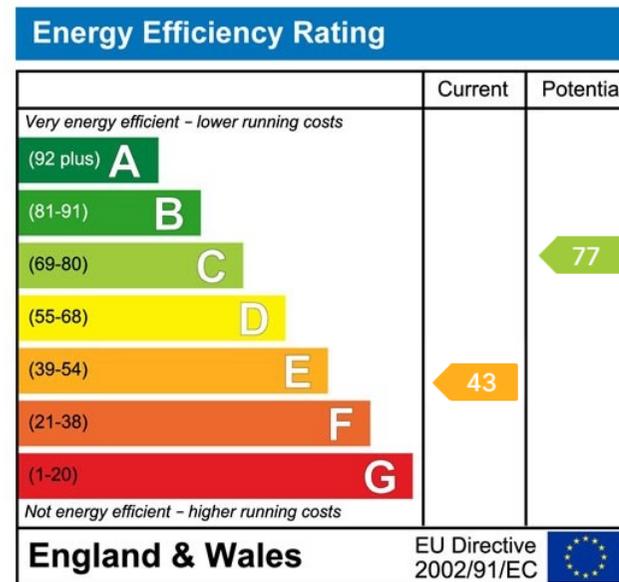
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GROUND FLOOR FIRST FLOOR

**FOR GUIDE PURPOSES ONLY**  
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- INCREDIBLY SPACIOUS & HUGELY DISTINCTIVE, LINK-DETACHED RESIDENCE
- HUGE REAR GARDEN ASPECT
- NO UPWARD CHAIN
- POPULAR & ESTABLISHED RESIDENTIAL LOCATION
- LARGE CONSERVATORY
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- GARAGE / OUTBUILDING (LOCATED TO THE REAR)
- HUGE POTENTIAL TO CREATE A WONDERFUL FAMILY HOME
- EXTENSIVE RANGE OF LOCAL AMENITIES & REGULAR TRANSPORT LINKS CLOSE BY
- MASSIVE SCOPE TO EXTEND (SUBJECT TO THE USUAL PLANNING PERMISSIONS)



**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.