

for sale

offers over **£300,000** Freehold



## 1a Mallen Drive Tividale OLDBURY B69 1LX

**RECENTLY BUILT DETACHED BUNGALOW** offering OPEN PLAN LIVING SPACE with NO UPWARD CHAIN. in a GREAT LOCATION, 3 bedrooms, Lounge/Dining Room, Fitted Kitchen, Family Bathroom, Side Driveway, Rear Garden, with Viewing Recommended.

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## Reception Hall

### Open Plan Lounge/Dining Room

16' 4" max x 10' 9" max ( 4.98m max x 3.28m max )

### Fitted Kitchen Area

9' 8" max x 6' 9" max ( 2.95m max x 2.06m max )

### Bedroom One

11' 2" x 8' 2" ( 3.40m x 2.49m )

### Bedroom Two

11' 2" x 9' 8" ( 3.40m x 2.95m )

### Bedroom Three

9' max x 7' 1" max ( 2.74m max x 2.16m max )

### Family Bathroom

## Outside

### Side Driveway

### Rear Garden







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.focalagent.com](http://www.focalagent.com)

To view this property please contact Paul Dubberley on

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Property Ref: PTI104644 - 0003  
 Tenure:Freehold EPC Rating: B  
 Council Tax Band: D

**view this property online [PaulDubberley.co.uk/Property/PTI104644](http://PaulDubberley.co.uk/Property/PTI104644)**



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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