PTN Estates

Residential Sales & Lettings









27 Birch Crescent, Tividale, Oldbury, B69 1UJ **£185,000**

Nestled in the charming Birch Crescent of Tividale, Oldbury, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. Boasting two well-proportioned bedrooms, this property offers ample space for relaxation and personalisation.

Upon entering, you will find a welcoming lounge diner. The fitted kitchen is practical and functional. The property has been thoughtfully updated with a re-fitted shower room, ensuring modern convenience and comfort.

Gas central heating and the majority of double glazing throughout the home contribute to a warm and inviting atmosphere. Outside, the delightful rear garden offers paved patio, pond and raised mature beds. The driveway provides convenient off-road parking, adding to the practicality of this lovely home.

Importantly, this property is offered with no upward chain, allowing for a smooth and straightforward purchasing process.

Porch
Upvc double glazed entrance porch, laminate flooring and wood door to hall way

Hallway
Ceiling light point, gas central heating radiator, stairs to first floor and wood and glazed door to lounge / diner

Lounge / Diner 4.18 (max) x 6.92
Brick built fireplace with coal effect gas fire, two ceiling light points, two wall lights, upvc double glazed bay window to the front elevation, upvc patio doors to the rear garden, gas central heating radiator, understairs storage cupboard and wood and glazed door to the kitchen.

Kitchen 2.69 x 3.12
Dark oak wall and base units with brown one and half bowl sink unit with mixer tap, rolled edge work tops, tiled splashbacks, plumbing for washing machine, ceiling strip light, gas central heating radiator, tiled floor, Worcester wall mounted boiler, single glazed window to the rear elevation

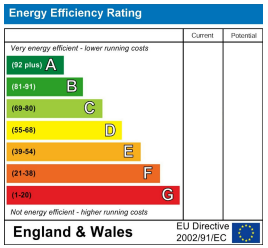
Landing
Upvc double glazed window to the side elevation, ceiling light point, loft access hatch, doors to the two bedrooms and shower room

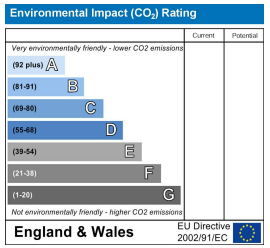
Bedroom One 4.17(into wardrobe) x 3.68
Two upvc double glazed windows to the front elevation, ceiling light point, gas central heating radiator, built in wardrobe

Bedroom Two 2.52 x 3.17
Upvc double glazed window to the rear elevation, gas central heating radiator, ceiling light point

Re-fitted Shower Room 1.34 x 2.19
Re-fitted shower room, double shower cubicle with power shower above, low flush wc, wash hand basin in a vanity unit, chrome towel radiator, inset spot light, upvc double glazed window to the rear elevation, tiled walls

Garden
Paved patio, raised beds, pond, outside tap and sockets, side gate







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Services/Disclaimer
Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency
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