

for sale

£249,950 Freehold



## Cecil Drive Tividale OLDBURY B69 3LB

**SUPERBLY PRESENTED SEMI DETACHED Family Home IDEAL FOR A FIRST TIME BUYER. In a Great Location. Lounge, Extended Fitted Kitchen/Family Room with Bi-Fold Doors to Rear Garden, 2 Double Bedrooms, Family Shower Room, Large Driveway, Garage. VIEWING HIGHLY RECOMMENDED**



# Cecil Drive Tivdale OLDBURY B69 3LB

## Porch

leading into Hallway

## Entrance Hall

## Lounge

16' 1" x 12' 2" ( 4.90m x 3.71m )

Having stairs to First Floor

## Fitted Kitchen (open Plan)

12' 2" x 8' 7" ( 3.71m x 2.62m )

## Family Room (open Plan)

18' 1" x 14' 8" ( 5.51m x 4.47m )

Having Sky Light windows and bi-fold doors to rear garden

## On The First Floor

## Landing

## Bedroom One

11' 11" x 8' 2" ( 3.63m x 2.49m )

## Bedroom Two

11' 11" x 7' 1" ( 3.63m x 2.16m )

## Family Shower Room

7' 10" x 4' 7" ( 2.39m x 1.40m )

## Outside

## To Front

## Large Driveway

## Garage

16' 5" x 7' 1" ( 5.00m x 2.16m )

## To Rear

## Rear Garden

Having Lawn and Decking area



## Agents Notes

Title MM39925 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:-

Title register restrictions (MM39925):

- Under a 1983 agreement, the owner must not build any structures or plant trees near the electricity lines without getting approval from the electricity board first.
- The owner is not allowed to raise or lower the ground levels in a way that would interfere with the electricity company's equipment.
- The property does not have a legal right to 'light or air', which means the owner cannot automatically stop a neighbour from building something that might block their light or airflow.
- The property does not have a right of way over the private road that runs along part of its western boundary.

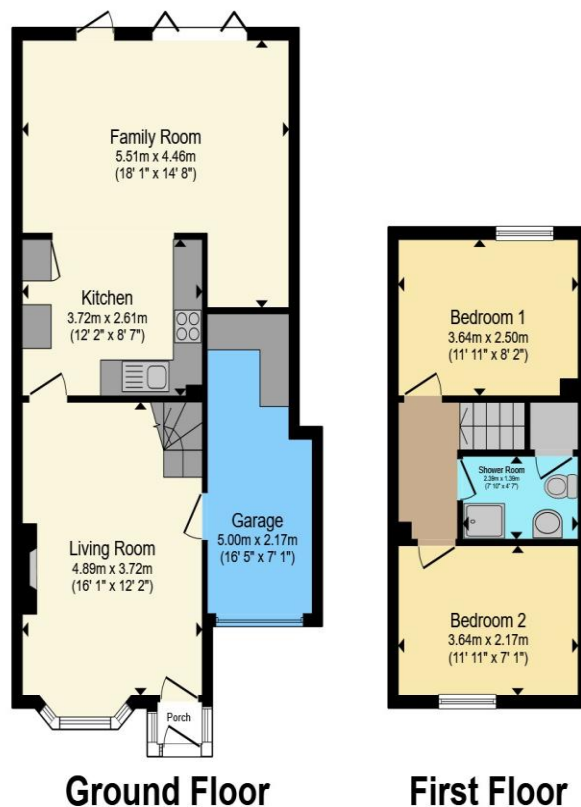
The electricity company has the right to enter the land to install, repair, and maintain electricity lines, including poles and underground cables.

A previous owner and the local corporation have the right to use any roads built on the property and to lay or maintain sewers, pipes, and cables under the land.

The property benefits from various rights (such as access for repairs) that were originally set out in a 1984 lease and a 2014 transfer document.







Total floor area 88.0 m<sup>2</sup> (947 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Paul  
Dubberley**

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Property Ref: PTI103959 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**view this property online [PaulDubberley.co.uk/Property/PTI103959](http://PaulDubberley.co.uk/Property/PTI103959)**



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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