Paul Dubberley

PaulDubberley.co.uk

for sale

£260,000 Freehold



Ludgate Close Tividale Oldbury B69 1NY

MODERN SEMI DETACHED FAMILY HOME, 4 BEDROOMS (one is downstairs) Fitted Kitchen/Dining Room, Lounge, Down Stairs W.C + Upstairs Family Shower Room, DRIVEWAY & Rear GARDEN. VIEWING HIGHLY RECOMMENDED.

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Entrance Hall

Hallway

Lounge
16' 2" max x 10' 4" max (4.93m max x 3.15m max)
Having stairs to First Floor

Fitted Kitchen
8' 8" max x 2' 10" max (2.64m max x 0.86m max)

Dining Room
8' 2" max x 7' 4" max (2.49m max x 2.24m max)

Downstairs W.C

Bedroom One (downstairs)
16' 3" x 7' 7" (4.95m x 2.31m)

On The First Floor

Bedroom Two
11' 9" max x 7' 8" max (3.58m max x 2.34m max)
Having Built in Wardrobes

Bedroom Three
9' 1" max x 7' 7" max (2.77m max x 2.31m max)
Having Built in Wardrobes

Bedroom Four

Having Built in Wardrobes

Family Shower Room

Outside

Rear Garden

Driveway To Front













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





To view this property please contact Paul Dubberley on

T 0121 522 3733
E greatbridge@pauldubberley.co.uk

73 Great Bridge
TIPTON DY4 7HF

Property Ref: PTI104508 - 0007

Tenure:Freehold EPC Rating: D

Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PTI104508

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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