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New Birmingham Road  
Tividale

213a New Birmingham Road, Tividale B69 2JY

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This individual, 2 / 3 Bedroom Detached Chalet Bungalow provides accommodation over 2 Floors being surprisingly spacious and well worth internal inspection to fully appreciate its overall size, layout and flexibility.

The Bungalow has a Ground Floor Bedroom with En-Suite Shower Room and either a separate Dining Room (or Bedroom 3 to the Ground Floor) with further Ground Floor Shower Room. There is also a large Hall, Lounge with feature brick fireplace, good size Breakfast Kitchen with breakfast bar and separate Utility Room. There is a large Master Suite to the 1<sup>st</sup> Floor comprising of a large Bedroom with Dressing Area off and En-Suite Bathroom including Shower, together with loft Storage Areas.

Tucked away, well back from this convenient main road location, approached from an access Drive to the left side of No. 213 New Birmingham Road, with secure electric shuttered entrance (entry phone system in the kitchen) to a long Driveway leading up to the Bungalow, at the rear.

There is a small Garden Area with decking to the front, parking for several cars with turning head and an External Store & Shed.

OVERALL, THIS A MORE UNIQUE PROPERTY WHERE VIEWING IS ESSENTIAL AND HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall having laminate floor, part double glazed front door with part double glazed side screens, radiator, stairs to 1st Floor with Store (below) and doors leading off.

There is a Lounge having a brick fireplace with raised hearth and high mantel, 2 side double glazed windows, side double glazed doors, laminate floor, radiator, and part glazed internal doors to:

Dining Room/Bedroom 3 having laminate floor, double glazed side window and radiator.

There is a Breakfast Kitchen having a range of shaker style wall and base cupboards, worktops and breakfast bar, tiled splashbacks, sink and mixer tap, Diplomat built-in oven, Diplomat 5 burner gas hob with cooker hood over, integrated Kenwood dishwasher, under cupboard lights, double glazed side and rear window, Velux double glazed roof window, part single glazed rear timber door and radiator.

A door gives access to the Utility room having 2 built-in tall cupboards in Shaker style with 2 base cupboards, sink and mixer tap, double glazed rear window, radiator, Valiant gas central heating boiler, 2 appliance spaces and extractor.

There is a Ground Floor Shower Room, off the Hall, having a white suite, including shower cubicle with corner opening screen doors, basin and WC, part tiling, shaver point and radiator.

Bedroom 2, on the Ground Floor, has a double glazed side window, laminate floor, built in double wardrobe and door to En-suite, which includes a white suite with corner quadrant shower enclosure having curved screen doors, WC, basin, part tiling, laminate floor, shaver point, radiator and obscure double glazed front window.



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On the 1st Floor, there is a Landing recess with sloping roof and Velux double glazed roof window and having access doors on either side to Storage Areas (one housing the hot water storage tank).

Bedroom 1 is a generous size room having 2 Velux double glazed roof windows, obscure double glazed side window, radiator and arch to Dressing Area having built-in wardrobes, radiator, door to En-suite and door to Loft Store (with sloping roof and having Velux double glazed roof window).

The En-suite has a white suite with corner bath, WC, 2 sink bowls with vanity cupboards below and 2 wall cupboards with recessed pelmet lighting, large tiled shower with screen door, 2 Velux double glazed roof windows, obscure double glazed side window, radiator, chrome ladder radiator, X-pelair, shaver point, part tiling, recessed ceiling lights and Store (with sloping roof).

Outside, there is a front Garden with decked area, border, block paved area and step to the front entrance.

There is a Driveway Area providing parking, with turning head, pathway leading round the property being gated on both sides and there is an additional block paved area and cobblestone area with border and small lawn with trees and shrubs. There is an EV charger and there is an External Store and Shed.

The property is approached from New Birmingham Road with an access drive to the left side of No. 213 New Birmingham Road and there is an electric shutter door entrance to a long Driveway leading to the property at the rear.

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band D.



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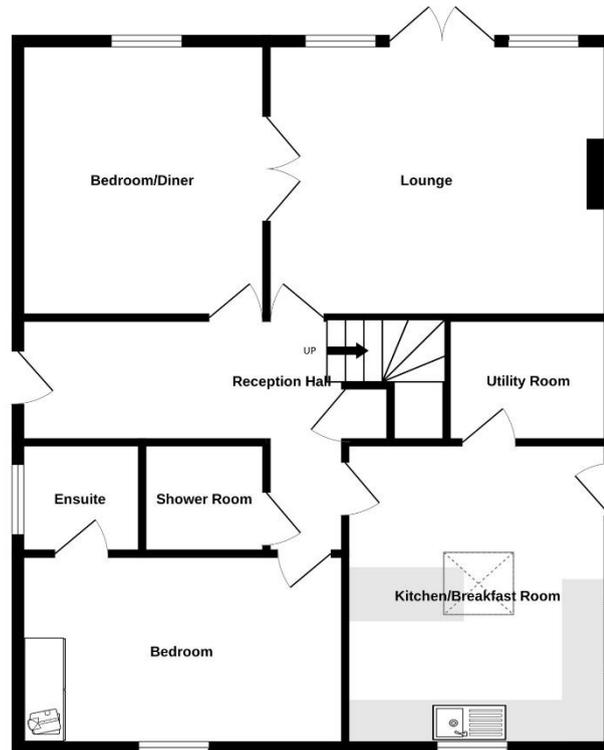
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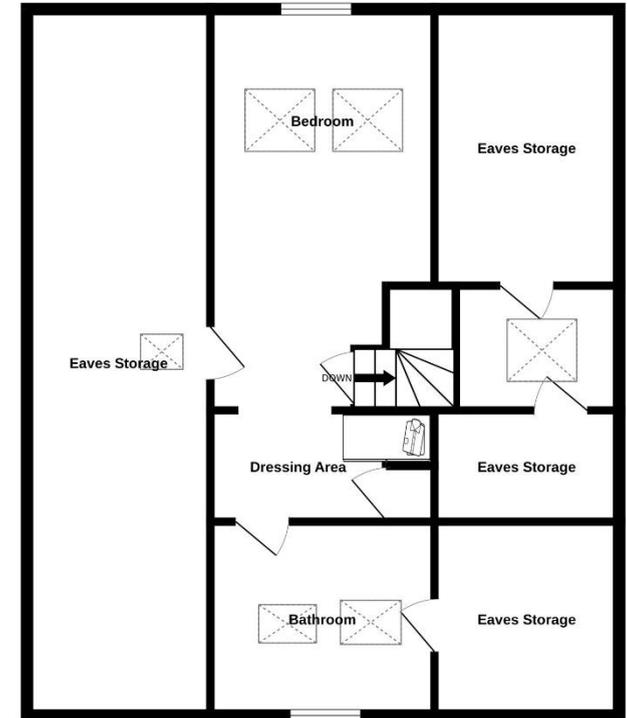


# FLOOR PLANS

Ground Floor



1st Floor



- Reception Hall:**
- Shower Room: 5'1" x 4'11"**  
(1.56m x 1.50m)
- Lounge: 16'1" x 13'8" max**  
(4.91m x 4.17m)
- Dining Room/Bedroom 3: 13' x 11'7"**  
(3.96m x 3.54m)
- Bedroom 2: 15'4" x 9'**  
(4.69m x 2.75m)
- En-Suite: 6' x 5'1"**  
(1.84m x 1.57m)
- Breakfast Kitchen: 14'4" x 12'3"**  
(4.38m x 3.75m)
- Utility: 7'8" x 5'9"**  
(2.36m x 1.76m)
- 1st Floor Bedroom 1: 19'2" max x 10'6"**  
(5.84m x 3.20m)
- Dressing Area: 10'6" incl.w x 5'1"**  
(3.20m x 1.57m)
- En-Suite Bathroom: 10'6" x 8'9"**  
(3.20m x 2.67m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Measurements are approximate. Not to scale. Illustrative purposes only  
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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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### SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill  
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622

kingswinford@leeshaw.com www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions chehttps://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL\_008-Complaints-Policy.pdfcks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.