



Taylor's

Willow Drive, Tividale, Oldbury, B69 1LF

Offers In Region Of £179,500

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An INCREDIBLY SPACIOUS & WELL PROPORTIONED, TRADITIONAL STYLE, THREE BEDROOM, END-OF-TERRACE RESIDENCE located within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing a MOST APPEALING & GOOD SIZED LAYOUT of accommodation. This WELL ARRANGED PROPERTY is ideally suited for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS and furthermore offers potential buyers a blank canvas in which to create their dream home, with the potential to blend contemporary style and comfort with the property's charming layout. The generous proportions and brilliant room sizes provide an excellent foundation for sympathetic refurbishment or imaginative redesign and overall offers HUGE POTENTIAL to create a WONDERFUL FAMILY HOME within this SOUGHT AFTER LOCATION. 'Willow Drive' is located within the SOUGHT AFTER AREA of Tividale, which has an abundance of LOCAL SCHOOLING & Amenities close by, together being situated within a short distance from Oldbury Town Centre, which offers superb access to Dudley, West Bromwich and the city of Birmingham all offering an EXTENSIVE RANGE of shops, supermarkets & regular transport links such as Sandwell and Dudley Train Station, a variety of local bus routes and Junction 2 of the M5. An EARLY VIEWING is ESSENTIAL to appreciate the POTENTIAL of the accommodation on offer, which in brief comprises: Entrance Hall, Sitting Room, Good Sized Kitchen, Landing, Three Large First Floor Bedrooms, House Bathroom & Single Glazed Window Units. Furthermore with DECEPTIVE PROPERTY is for sale with NO UPWARD CHAIN and has a LARGE REAR GARDEN which is SECLUDED and overall provides FANTASTIC POTENTIAL to EXTEND to the Rear (Subject to the usual planning permissions).

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Hall

Sitting Room - 4.56m x 3.79m (14'11" x 12'5")

Kitchen - 5.48m x 2.45m (17'11" x 8'0")

FIRST FLOOR

Landing

Bedroom 1 - 3.82m x 3.63m (12'6" x 11'10")

Bedroom 2 - 3.66m x 2.48m (12'0" x 8'1")

Bedroom 3 - 2.81m x 2.2m (9'2" x 7'2")

House Bathroom

OUTSIDE

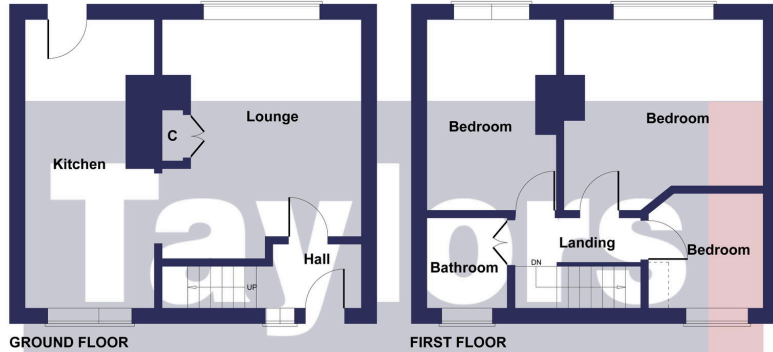
Fore Garden

Large Rear Garden

EPC: G. Council Tax Band: A. Mains Electric, Mains Water & Mains Drainage Services are connected (No Gas Central Heating). Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a Medium (Surface water) -very low (Rivers and the sea) risk of yearly flooding. Tenure: Freehold. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).



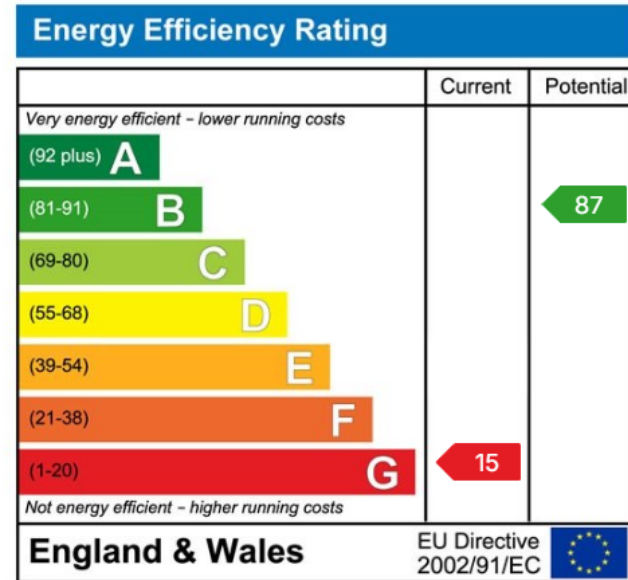
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- INCREDIBLY SPACIOUS, TRADITIONAL STYLE, END-OF-TERRACE RESIDENCE
- THREE LARGE FIRST FLOOR BEDROOMS
- HUGE POTENTIAL
- POPULAR RESIDENTIAL LOCATION
- REGULAR TRANSPORT LINKS WITHIN CLOSE PROXIMITY
- NO UPWARD CHAIN
- EARLY VIEWING ESSENTIAL
- LARGE REAR GARDEN
- EXTENSIVE RANGE OF LOCAL AMENITIES CLOSE BY
- IN NEED OF COSMETIC MODERNISATION



MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.