PTN Estates

Residential Sales & Lettings









40 Trafalgar Road, Tividale, Oldbury, B69 1RE **£260,000**

Trafalgar Road in Tividale, Oldbury, is a delightful semi-detached house offers a perfect blend of traditional elegance and modern comfort. The property is presented to a high standard throughout, making it an ideal family home.

Upon entering, you are welcomed into a splendid hallway with reception room off that features an attractive log burner, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the dining kitchen, which boasts a re-fitted high gloss kitchen that is both stylish and functional, perfect for culinary enthusiasts and family gatherings alike.

The property comprises three well-proportioned bedrooms, providing ample space for relaxation and rest. The re-fitted shower room is modern and tastefully designed, ensuring convenience for all residents.

Additional features include gas central heating and UPVC double glazing, which enhance energy efficiency and comfort. The interior is further complemented by oak internal doors and elegant column radiators, adding a touch of sophistication to the home.

Step outside to discover a large landscaped rear garden, thoughtfully designed with lighting to create a serene outdoor space for entertaining or unwinding. The garden also includes two useful sheds equipped with power, offering excellent storage solutions or potential for a workshop. A double-width driveway provides ample off-road parking, a valuable asset in this desirable area.

This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location. With its blend of modern amenities and traditional charm, it is sure to appeal to a variety of buyers. Do not miss the opportunity to make this lovely residence your own.

Hallway 1.62 x 4.26
Laminate wood flooring, inset spotlights, column style radiator, oak effect door to the understairs storage cupboard which has a light and houses the Baxi boiler

Lounge 3.31 x 3.26 (to window)
Upvc double glazed bay window to the front elevation, ceiling light point, column styled radiator, log burning fire

Kitchen Diner 5.18(max) x 3.11
Re-fitted high gloss kitchen with a range of wall and base units, rolled edge work surfaces, black sink with mixer tap, electric oven, hob and extractor, plumbing for washing machine, laminate flooring, column radiator, upvc double glazed window and French doors to the rear garden

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

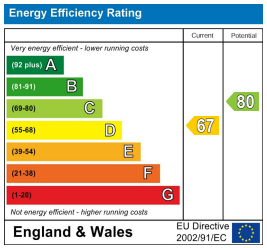
Bedroom One 3.155 x 3.27
Upvc double glazed bay window to the front elevation, ceiling light point, column radiator

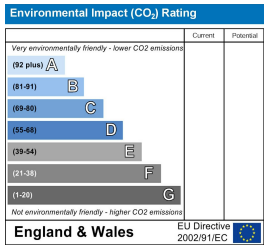
Bedroom Two 3.36 x 3.13
Upvc double glazed window to the front rear elevation, ceiling light point, column gas central heating radiator

Bedroom Three 1.86 x 2.19
Upvc double glazed window to the front elevation, ceiling light point and column radiator

Shower Room 1.60 x 2.11
Re-fitted shower room with shower cubicle with power shower above, low flush w.c, wash hand basin, tiled floors, towel radiator, upvc double glazed window to the rear elevation

Rear Garden
Landscaped rear garden, paved patio, lawn, lighting, outside tap, side gate







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Services/Disclaimer
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