

for sale
£240,000 Freehold

**Paul
Dubberley**



Callaghan Drive Tividale Oldbury B69 3NG

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Property Description

A fantastic opportunity to purchase a spacious and versatile three-bedroom townhouse, offering modern, adaptable accommodation across three floors. This impressive home is ideal for home workers, families with teenagers, first time buyers moving up, or multigenerational living, thanks to its smart layout and well appointed rooms.

The property benefits from a recently installed Worcester Bosch boiler and a strong EPC C rating, providing improved efficiency and lower day to day energy costs .

Situated in a sought after residential development in Tividale, the home provides easy access to local parks, well-regarded schools, and excellent transport links to Birmingham, Dudley and the wider Black Country.

Entrance Hall

Having door to the front elevation, central heating radiator, wooden flooring stairs to the first floor and doors to.

Bedroom Three

Having a double glazed window to the rear elevation, wooden flooring and central heating radiator.

Shower Room

Having a shower cubicle, low level WC, vanity wash hand basin, tiling to splash prone areas and central heating radiator.

Utility Room

Having door to garden, range of base units with worksurfaces over, stainless steel sink and drainer, plumbing for washing machine and central heating boiler.

First Floor Landing

Having stairs from the entrance hall, further staircase to the second floor, central heating radiator and doors to the kitchen and living room.

Living Room

Having a double glazed window to the rear elevation, fire with surround, two central heating radiators and wooden flooring.

Kitchen

Having a double glazed window to the front elevation, fitted kitchen with a range of wall and base units with worksurfaces over, tiling to splash prone areas, stainless steel sink and drainer, tiling to splash prone areas, gas hob and electric oven with cooker hood over, plumbing for dishwasher, fridge freezer and central heating radiator.

Second Floor Landing

Having stairs from the first floor and doors to

Bedroom One

Having a double glazed window to the front elevation and central heating radiator.

Bedroom Two

Having a double glazed window to the rear elevation, central heating radiator and door to ensuite.

Ensuite

Part tiled with shower cubicle, low level WC, vanity wash hand basin and heated towel rail.

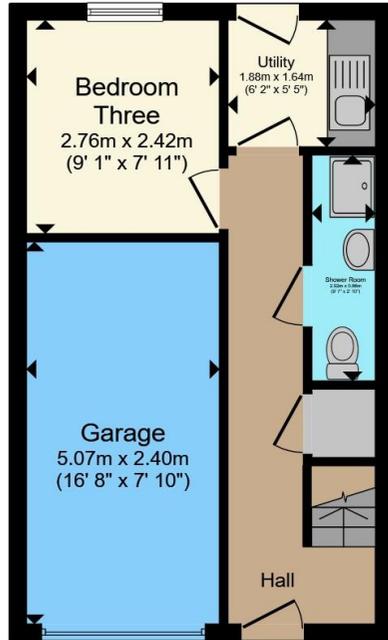
Family Bathroom

Part tiled, bath with mixer taps, shower, low level WC, vanity wash hand basin heated towel rail.





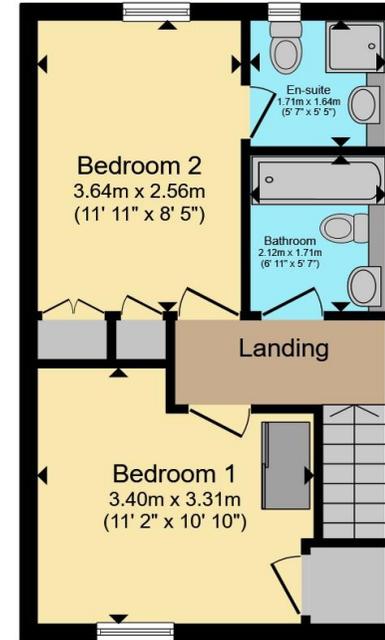




Ground Floor



First Floor



Second Floor

Total floor area 102.2 m² (1,100 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



To view this property please contact Paul Dubberley on

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290 - 292 High Street
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EPC Rating: C Council Tax
Band: C

view this property online PaulDubberley.co.uk/Property/PWB105263

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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