

Property details approval form

4 Hawfield Road, Tividale, Oldbury, West Midlands, England, B69 1LQ

Date: 02 September 2026

Property Ref and Version: OLD313409 - 0001

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£175,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Semi Detached Property
- > Off Road Parking
- > Major Bus Links On City Road
- > NO Upward Chain
- > Perfect for FTB and BTL Investors

○ Short Description

****IDEAL INVESTMENT PURCHASE WITHIN CATCHMENT FOR OAKHAM PRIMARY SCHOOL!**** This 2 bedroom property offers an EXCELLENT OPPORTUNITY to get you on the property ladder! With off road parking and two double bedrooms DO NOT MISS! Call now to view.

○ Long Description

This beautifully presented TWO bedroom Semi Detached house is an idal purhcase for first time buyers and investors.

Benefiting from a driveway to the front and large rear garden perfect for relaxing and entertaining. With its 'ready to move in feel' this is a property not to be missed!

Call the sales team TODAY on 0121-552-2671 to arrange your viewing!

○ Directions

○ Agents Note

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○ Room Description

Entrance Porch

Having double glazed window and door to front and door into entrance hall.

Entrance Hall

Having door to front and doors leading to various rooms.

Lounge

12' 4" x 13' 2" (3.76m x 4.01m)

Having double glazed patio to the rear, fireplace with surround, wall mounted radiator, storage cupboard.

Kitchen

10' 2" x 6' 3" (3.10m x 1.91m)

Having wall and base units, double glazed window to rear, integrated oven and hob with cooker hood over. Plumbing for dishwasher, sink/drainage integrated into work surface.

Lean Too

UPVC Construction window and door to the rear.

Landing

Doors leading to various rooms:

Bedroom One

15' 6" x 9' 8" (4.72m x 2.95m)

Having window & wall mounted radiator.

Bedroom Two

9' 7" x 9' 8" (2.92m x 2.95m)

Having window & wall mounted radiator.

Shower Room

Partly tiles bathroom with slack back paneling to wall. Shower cubicle With shower, wash hand basin/vanity, low level WC and heated towel rail.

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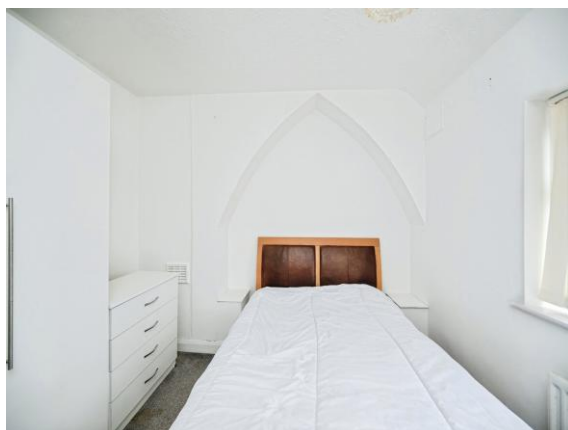
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○ Property Images



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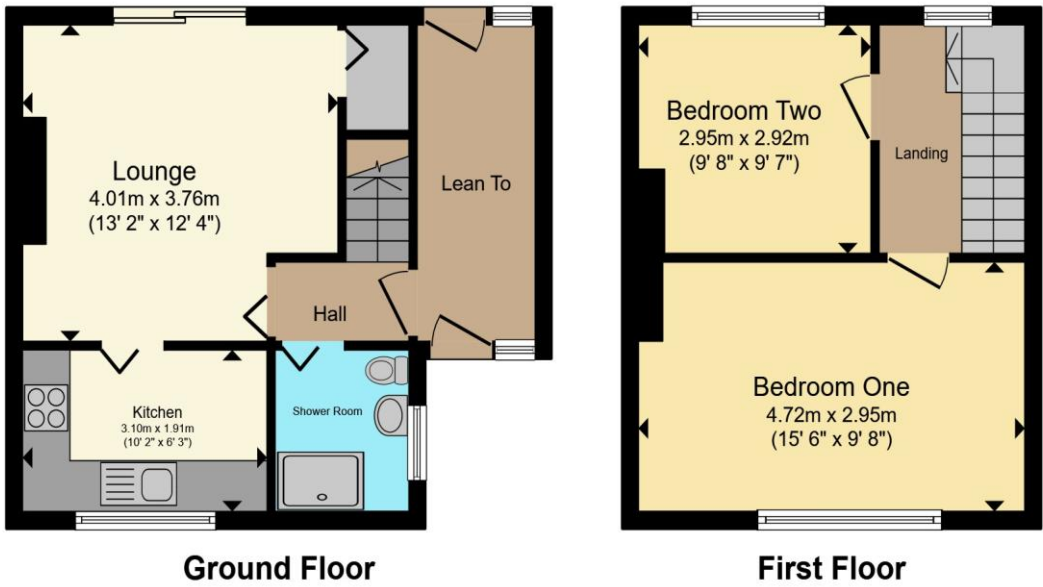
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Floor Plan



Total floor area 62.4 m² (672 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



Approval

Signature		Date
Harley Clee		
Mrs M. Dedolli		