

GROUND FLOOR
 702 sq.ft. (65.2 sq.m.) approx.



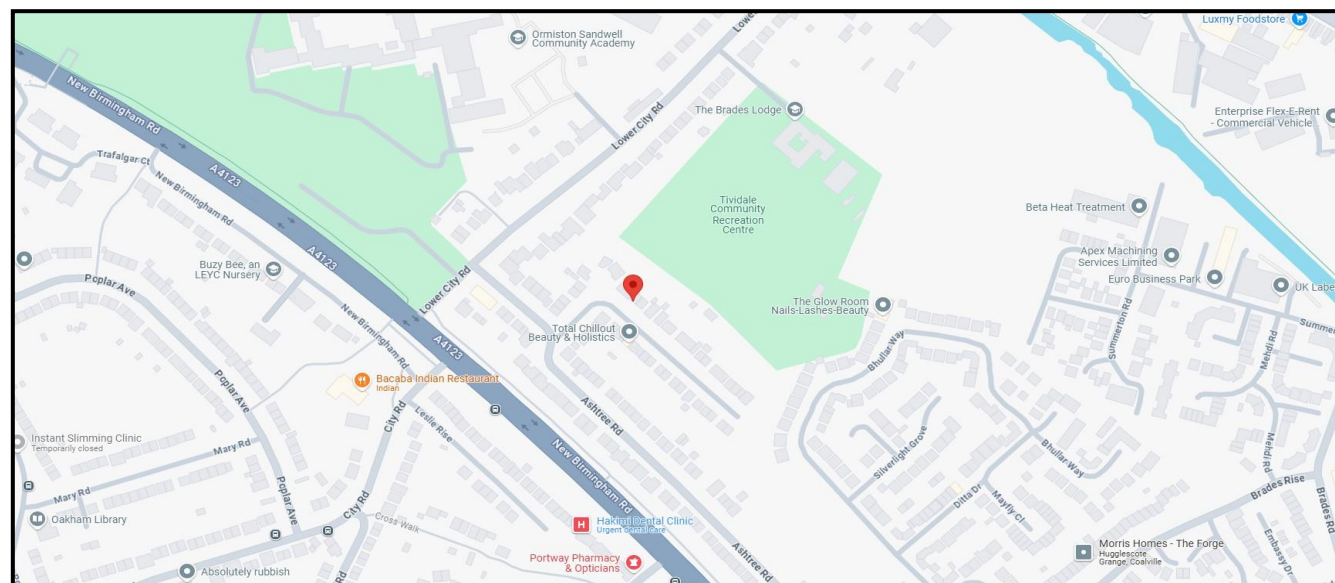
TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Hillbank, Tividale, Oldbury, West Midlands, B69 2HJ

Offers in the Region Of £245,000

Innovate Estate Agents are delighted to present this **TWO BEDROOM DETACHED BUNAGLOW** situated in Tividale, Oldbury! The property boasts a **FRONT DRIVEWAY** allowing **OFF ROAD PARKING**, front entrance porch, entrance hallway, **LOUNGE/DINER**, **FITTED KITCHEN**, bathroom, “well-maintained, large and private” rear garden, **GARAGE**, double glazing and gas central heating throughout! Thanks to its sought after location the property has easy commute to a range of day to day amenities and transport links such as Tividale Park, Oldbury Green Retail Park, Sainsburys Supermarket, Sandwell and Dudley Train Station and M5 (Junction 2). **EPC Rating: D. Council Tax Band: D. Admin Fees May Apply.**



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Equipment: Plascom One Ltd trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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- Approach** The property is approached via a tarmacadam front driveway allowing off road parking leading to front entrance porch, up and over garage door and side gate providing access to rear garden.
- Front Entrance Porch** Having further door leading into entrance hallway.
- Entrance Hallway** Having ceiling light point, gas central heating radiator, door to storage cupboard, doors leading into both bedrooms, lounge, fitted kitchen and bathroom.
- Lounge** 17' 9" x 10' 11" (5.40m x 3.32m) Having ceiling light point, power point, gas central heating radiator, double glazed bay window to rear elevation and feature fireplace with brick surround.
- Fitted Kitchen** 10' 9" x 8' 4" (3.28m x 2.54m) Having ceiling light point, power points, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, gas cooker point, plumbing for washing machine, space for fridge/freezer, tiling to walls and floor and door leading to side leading to garden.
- Bedroom One** 14' 7" x 9' 11" (4.44m x 3.03m) Having ceiling light point, power point, gas central heating radiator and double glazed window to front elevation.
- Bedroom Two** 11' 7" x 10' 0" (3.53m x 3.04m) Having ceiling light point, power point, gas central heating radiator, fitted wardrobes and double glazed window to front elevation.
- Bathroom** 8' 2" x 7' 0" (2.50m x 2.14m) Having ceiling light point, gas central heating radiator, obscure double glazed window to side elevation, bathroom suite comprises of panel bath with thermostatic shower and shower head attachment above, pedestal hand wash basin with hot and cold water taps, low level W.C, tiling to walls and linoleum flooring.
- Garden** The rear of the property comprises of paved pathway leading to lawned area, planters to sides with mature shrubs and bushes, further paved area and fencing to its perimeters.
- Garage** Having up and over garage door and door leading to rear.