



Taylors

Darbys Hill Road, Tividale, Oldbury, B69 1SE

From £315,000

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This LARGE & VERY WELL PROPORTIONED, MOST APPEALING, FOUR BEDROOM, DETACHED RESIDENCE is for sale with NO UPWARD CHAIN and is superbly situated within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, which has an OUTSTANDING RANGE of LOCAL AMENITIES & POPULAR SCHOOLING close by, combined with providing regular & convenient access to a FANTASTIC RANGE of NEARBY TOWNS (Such as Dudley, Halesowen & Oldbury). An EARLY VIEWING is ESSENTIAL if to appreciate the size of the accommodation on offer, which offers HUGE POTENTIAL for GROWING FAMILIES to PURCHASE & put their own STAMP on this LOVELY FAMILY HOME, which has FANTASTIC POTENTIAL to EXTEND (Subject to the usual planning permissions) and in brief comprises: Entrance Porch, Reception Hall, Modern Well Fitted Kitchen, Guests Cloakroom / W.C, Spacious Full Width Lounge Diner, Landing, Four Good Sized & Well Proportioned First Floor Bedrooms & Well Appointed House Shower Room. Furthermore with Impressive & Lengthy Driveway which provides AMPLE OFF ROAD PARKING, Adjoining Fore Garden, Garage, Gas Central Heating, Double Glazing & Large Rear Garden.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Reception Hall

Modern Well Fitted Kitchen - 3.6m x 2.25m (11'9" x 7'4")

Spacious Full Width Lounge Diner - 6.21m x 3.64m (20'4" x 11'11")

FIRST FLOOR

Landing

Bedroom 1 - 3.7m x 3.07m (12'1" x 10'0")

Bedroom 2 - 3.71m x 2.66m (12'2" x 8'8")

Bedroom 3 - 3.71m x 3.08m (12'2" x 10'1")

Bedroom 4 - 2.66m x 2.45m (8'8" x 8'0")

House Shower Room

OUTSIDE

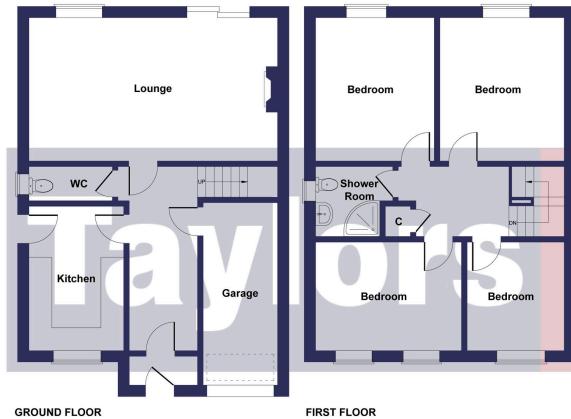
Large Driveway

Fore Garden

Pleasant & Good Sized Rear Garden

EPC: E. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & 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 very low risk of yearly flooding. Tenure: Freehold.





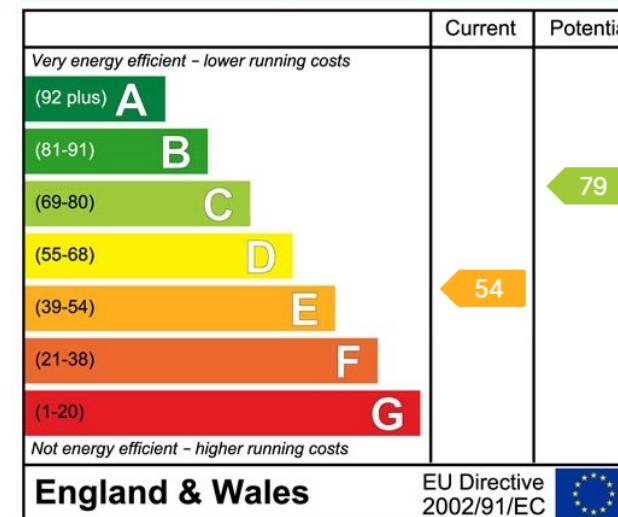
FOR GUIDE PURPOSES ONLY:

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- EARLY VIEWING ESSENTIAL
- NO UPWARD CHAIN
- FOUR SIZEABLE FIRST FLOOR BEDROOMS
- MODERN WELL FITTED KITCHEN
- SPACIOUS FULL WIDTH LOUNGE DINER
- IMPRESSIVE DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- FANTASTIC RANGE OF LOCAL SCHOOLING CLOSE BY
- LARGE & VERY WELL PROPORTIONED, MOST APPEALING, DETACHED RESIDENCE
- PERFECT FOR GROWING FAMILIES

Energy Efficiency Rating



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.