

SKITTS

ESTATE AGENTS



72, Trafalgar Road, Tividale
Oldbury, B69 1RE

Offers in the region of £350,000

0121 520 2255

We Value Your Home

***** DETACHED FAMILY HOME *** THREE DOUBLE BEDROOMS ***
EN-SUITE TO MASTER BEDROOM *** GARAGE AND DRIVEWAY ***
BEAUTIFUL REAR GARDEN *** LOUNGE AND DINING ROOM ***
DOWNSTAIRS CLOAKROOM *****



This is a beautifully presented three bedroom detached family home that must be viewed to be appreciated.

Located in the highly demanded area of Tividale within walking distance to local schools, shops, amenities, public transport links and easy access to motorway networks.

The property offers entrance hallway, lounge, dining room, kitchen, downstairs cloakroom, three double bedrooms, en-suite to master bedroom, family bathroom, driveway, garage and a beautiful rear garden.

Call now to secure your early viewing!

Tenure: Freehold

Council Tax Band: D

EPC; TBC



Entrance Hall

Downstairs W.C 3' 0" x 5' 9" (0.91m x 1.75m)

Lounge 14' 11" x 11' 2" (4.54m x 3.40m)(Max)

Dining Room 9' 10" x 8' 8" (2.99m x 2.64m)(Max)

Kitchen 13' 4" x 8' 8" (4.06m x 2.64m)

Landing

Bedroom One 11' 4" x 11' 2" (3.45m x 3.40m)(Max)

En-suite 7' 5" x 4' 10" (2.26m x 1.47m)

Bedroom Two 13' 1" x 10' 7" (3.98m x 3.22m)

Bedroom Three 13' 5" x 9' 7" (4.09m x 2.92m)

Bathroom 7' 5" x 5' 10" (2.26m x 1.78m)

Garage 16' 7" x 7' 11" (5.05m x 2.41m)





TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

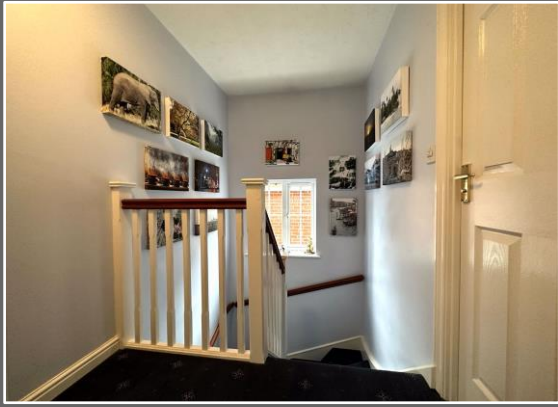
FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property, we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.



While every effort has been made to ensure the accuracy of the Brochure 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 in 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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0121 520 2255

greatbridge@skitts.net