



New Birmingham Road
Oldbury
B69 2JT
£595,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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New Birmingham Road

Tividale, Oldbury, B69 2JT

WK Estate Agents located in West Bromwich are pleased to offer a rare opportunity to purchase this Detached Dorma Bungalow ready for a family to put their own stamp on. Situated on the New Birmingham Road approached via a slip road, set back with large driveway to frontage and double garage. The property consists of two reception rooms, four bedrooms and three bathrooms making this ideal for large families. To the rear is a fantastic garden with an addition piece of land to the top. The property is quietly positioned in a convenient and desired location on the outskirts of the famous thriving tourist attractions like the Black Country Museum, Dudley Zoo & Castle and wider facilities include Merry Hill shopping Centre approx. 5 miles, within walking distance of various supermarkets, primary and secondary schools, public transport services providing links to Oldbury Town Centre, Birmingham City Centre, Wolverhampton, Dudley, Junction 2 of the M5 motorway providing links to all surrounding Towns and cities is less than 2 miles away. This property needs viewing to be appreciated. EPC RATING C. COUNCIL TAX BAND E.



FRONT ELEVATION

The property is approached via a large block paved driveway providing ample parking, including a double garage.

ENTRANCE PORCH

Having double glazed windows to front elevation, double glazed door to front elevation and further door leading onto

ENTRANCE HALL

Having UPVC doors to front and rear elevation, gas central heating radiator, stairs rising to first floor and doors leading onto

RECEPTION ROOM ONE

11' 0" into recess x 22' 01" (3.35m x 6.73m) Having double glazed window to rear elevation, gas central heating radiator, fire place housing gas fire, coving to ceiling and wall light points.

RECEPTION ROOM TWO

11' 11" into and encorp recess x 22' 01" (3.63m x 6.73m) Having double glazed windows to side and rear elevation, two gas central heating radiators, fire place housing electric fire and wall light points.

KITCHEN

Housing a range of wall and base units with work surfaces over. Two and a half bowl sink drainer with full tiling to walls. Intergrated electric oven with electric hob and cooker hood over. Integrated fridge, tiled floor, double glazed window to front elevation and gas central heating radiator.

UTILITY ROOM

7' 11" x 10' 09" encorp recess (2.41m x 3.28m) Housing base units with work surfaces over, two and a half bowl sink with drainer and full tiling to walls. Space for domestic appliances, gas central heating boiler, tiled floor, two double glazed windows to rear elevation and gas central heating radiator.

SHOWER ROOM

Housing shower cubicle, with electric shower, wash hand basin, low level flushing WC. Full tiling to walls and floor, double glazed window to rear elevation and gas central heating radiator.

BEDROOM ONE

10' 09" into wardrobes x 14' 11" into bay (3.28m x 4.55m) Having double glazed window to front elevation, gas central heating radiator and built in wardrobes.

BEDROOM TWO

10' 03" x 10' 10" (3.12m x 3.30m) Having double glazed window to front elevation, gas central heating radiator and built in wardrobes.

BATHROOM ONE

Shower cubicle housing electric shower, vanity wash hand basin, low level flushing WC. Full tiling to walls and floor, spot lighting to ceiling, double glazed window to side elevation and heated towel rail.

BEDROOM THREE

11' 06" into wardrobes x 13' 08" (3.51m x 4.17m) Double glazed window to rear elevation, gas central heating radiator and fitted wardrobes.

BATHROOM TWO

Housing corner bath with mixer tap shower. Wash hand basin, storage cupboard, full tiling to walls and floor, spot lighting to ceiling, double glazed window to side elevation and heated towel rail.

FIRST FLOOR

Landing having doors leading onto

BEDROOM FOUR

12' 10" encorp recess x 13' 09" into recess (3.91m x 4.19m) Having double glazed windows to rear and side elevation, gas central heating radiator and built in wardrobes.

LOFT ROOM

19' 04" x 34' 05" max measurements restricted head height (5.89m x 10.49m) Ideal storage or has potential to be fifth bedroom.

REAR ELEVATION

Beautiful mature garden with paved patio areas, shrubed borders and extensive lawned garden. The added bonus of an extra piece of land which is located right at the top of the garden.