



8A GILBERT AVENUE, TIVIDALE, OLDBURY, WEST MIDLANDS B69 1PJ

£270,000





THE PROPERTY

SPACIOUS, MUCH IMPROVED and WELL PRESENTED 2 BEDROOMED BUNGALOW. Explore this property with our 360 degree virtual tour. Situated within this popular location, the bungalow may suit some disabled or less able buyers and is well set back from the road behind a lengthy drive and electric double gates leading to the following accommodation, all on the ground floor. Porch leading directly into L' shaped hall having useful store off. The spacious lounge with dining area has a window to the front, AIR CON UNIT and double doors opening onto the rear garden, there is a superb re-fitted kitchen having a range of base & wall units, work surface area and integral oven/hob. There are 2 double bedrooms (Bed 1 also with an AIR CON UNIT), and the attractive bathroom provides wash handbasin, bath and wc. Outside to the rear is a pleasant, low maintenance garden having a patio, artificial lawn area and raised shrubbed borders. For Broadband and mobile coverage checker provided by Ofcom (the office of communications) see <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/> Council Tax Band C. EPC rating B.

Council Tax Band C

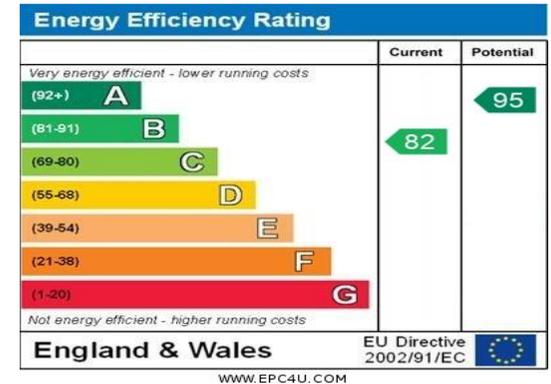
EPC Rating: B

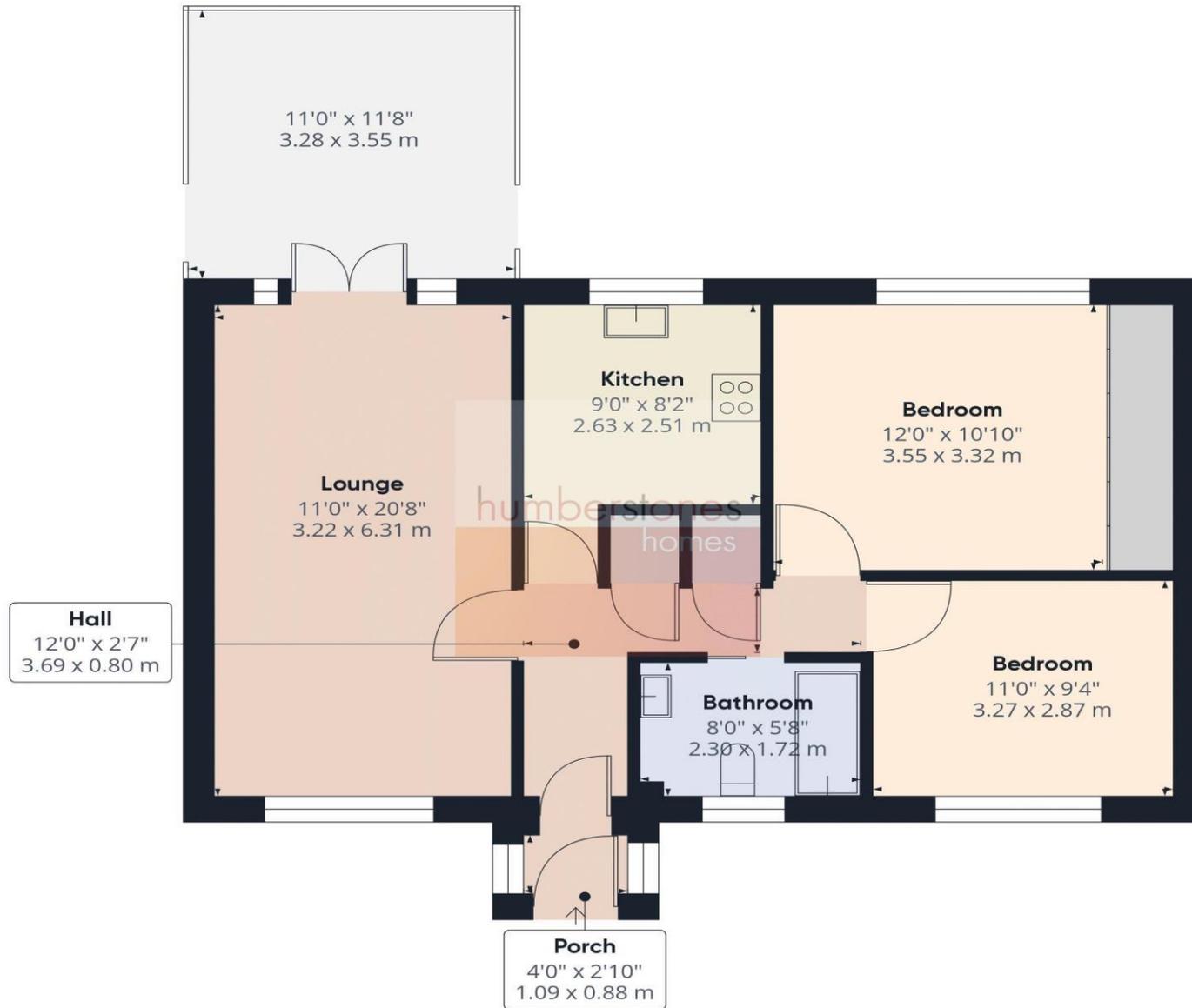
TITLE

The agents have checked HM land registry and the official copy of register of title shows the property as being Freehold. We recommend buyers verify the status and satisfy themselves as to the tenure.

PROPERTY RELATED SERVICES

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £240 per transaction.





Approximate total area⁽¹⁾

689.75 ft²
64.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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