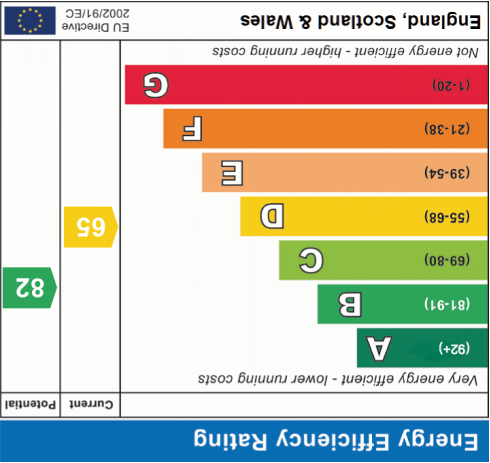
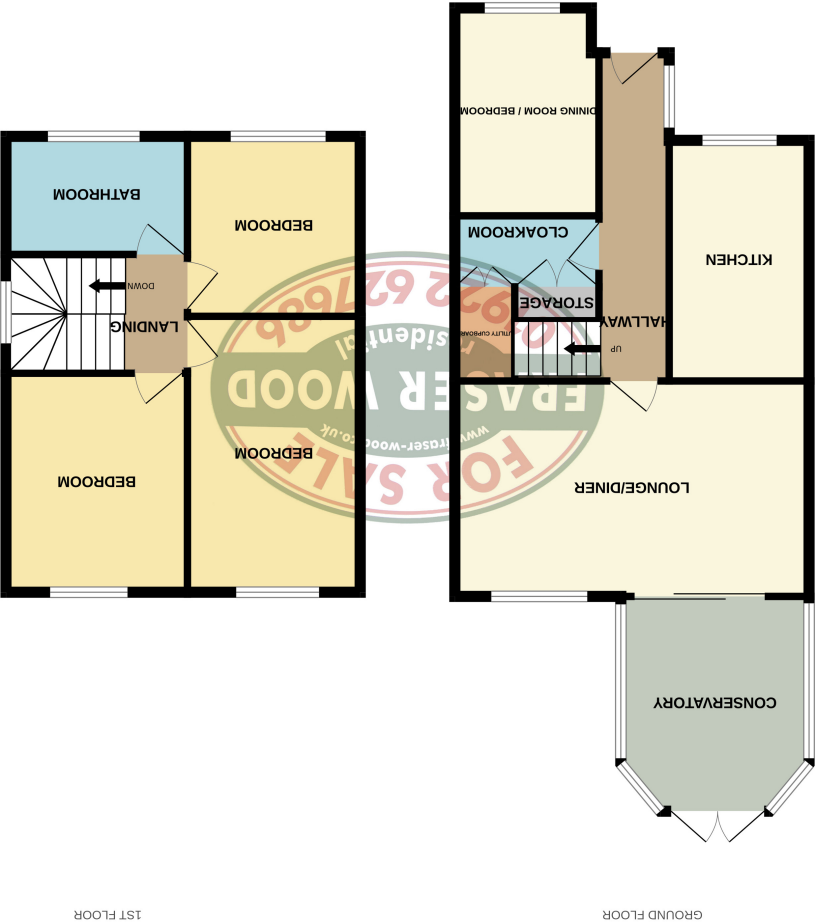




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

While every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in measurement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee as to their quantity or delivery can be given.





59 ANDREW ROAD, WEDNESBURY OAK ESTATE, TIPTON

Viewing is highly recommended to fully appreciate this well-presented three/four bedroomed semi-detached house, which occupies a great location in this popular residential area and is well served by excellent local schools and amenities.

The deceptively spacious accommodation briefly comprises the following:- (all measurements approximate)

ENTRANCE HALL

having UPVC entrance door, UPVC double glazed window to side, two ceiling light points, central heating radiator, wooden flooring and stairs off to first floor.

GUEST CLOAKROOM

having low flush w.c., wash hand basin with vanity unit under, tiled splash back surrounds, built-in store cupboard and utility cupboard with plumbing for automatic washing machine and central heating boiler.

LOUNGE/DINING ROOM

5.72m x 3.48m (18' 9" x 11' 5") having UPVC double glazed window to rear, two ceiling light points, central heating radiator, wooden flooring, feature fireplace surround with fitted gas fire and UPVC double glazed sliding patio door to conservatory.

CONSERVATORY

3.47m x 3.10m (11' 5" x 10' 2") having UPVC double glazed windows, ceiling fan with light point, central heating radiator, wooden flooring and UPVC double glazed French doors to rear garden.



KITCHEN

3.28m x 2.26m (10' 9" x 7' 5") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point with appliance space, plumbing for automatic dishwasher, ceiling light point, tiled floor and UPVC double glazed window to front.

DINING ROOM/BEDROOM NO 4

2.75m x 2.28m (9' 0" x 7' 6") having UPVC double glazed window to front, ceiling light point, central heating radiator and UPVC double glazed window to side.

FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point, coved cornices and loft hatch.

BEDROOM NO 1

4.46m x 2.79m (14' 8" x 9' 2") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 2

3.54m x 2.89m (11' 7" x 9' 6") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 3

2.70m x 2.35m (8' 10" x 7' 9") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BATHROOM

having white suite comprising panelled bath with fitted shower unit and glazed screen, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, central heating radiator and UPVC double glazed window to front.



OUTSIDE

CONCRETE PRINT DRIVEWAY

providing off-road parking facilities for several vehicles.

ENCLOSED REAR GARDEN

with timber fencing surround, patio area, mature lawn, well stocked flower and shrub borders, cold water hose tap and side access gate.

AGENTS' NOTE

As a requirement of The Estate Agents Act 1979, we are required to inform all interested parties that an employee of Fraser Wood (Midlands) Limited has a personal interest in the disposal of this property.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band B with Sandwell Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/04/12/25

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.