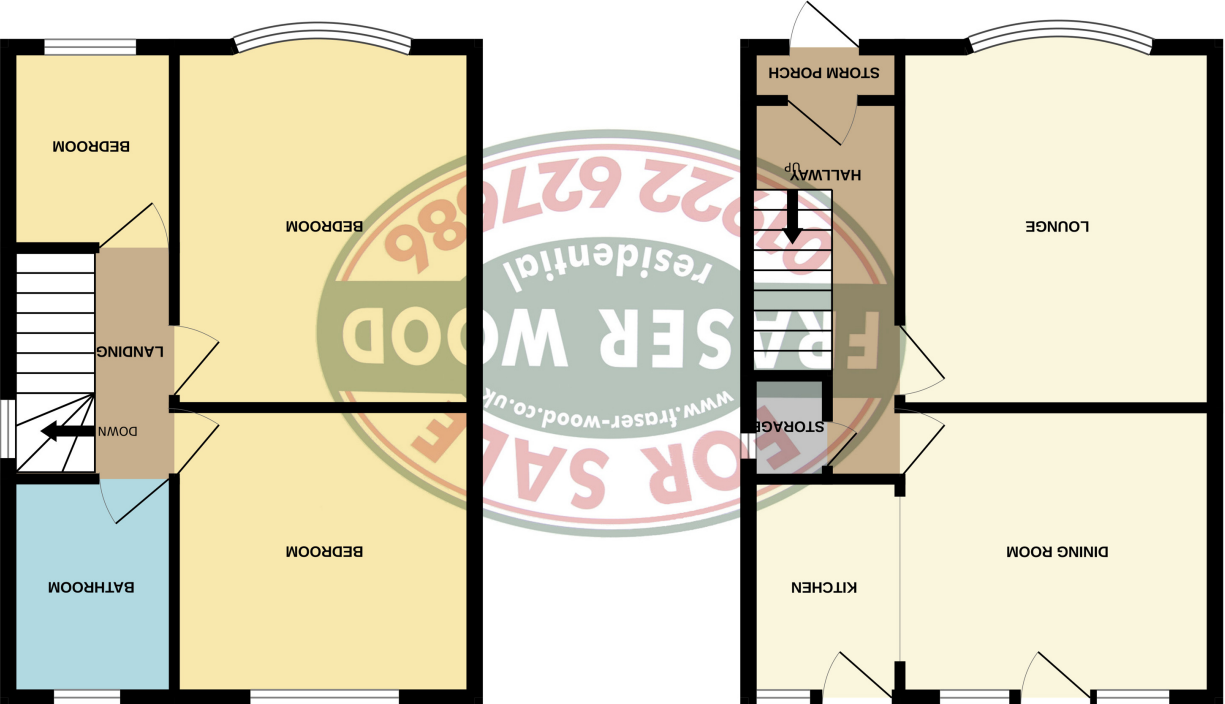




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

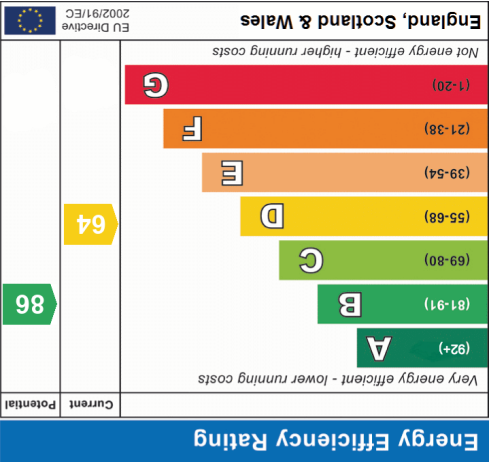
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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GROUND FLOOR

1ST FLOOR



14 Trafalgar Road, Tividale, B69 1RF

OFFERS REGION £220,000



14 TRAFALGAR ROAD, TIVIDALE

This traditional, three bedroomed, semi-detached house is conveniently situated in this popular residential area and is well served by all amenities including public transport services to neighbouring areas, schools for children of all ages and local shopping facilities.

The property is offered to the market with the benefit of no upward chain involved and briefly comprises the following:- (all measurements approximate)

STORM PORCH

having UPVC entrance door and ceiling light point.

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, wooden flooring, under stairs store cupboard housing the central heating boiler and with stairs off to first floor.

LOUNGE

4.08m x 3.45m (13' 5" x 11' 4") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and tiled fireplace surround with fitted gas fire.

DINING ROOM

3.45m x 3.17m (11' 4" x 10' 5") having UPVC double glazed window and door to rear garden, ceiling fan with light point, central heating radiator and brick built fireplace surround with gas fire.

KITCHEN

2.09m x 1.57m (6' 10" x 5' 2") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point, plumbing for automatic washing machine, appliance space, ceiling fan with light point and UPVC double glazed door and window to rear garden.

FIRST FLOOR LANDING

having UPVC double glazed window to side and ceiling light point.

BEDROOM NO 1

4.21m x 3.24m (13' 10" x 10' 8") having UPV C double glazed angular bay window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.46m x 3.19m (11' 4" x 10' 6") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 3

2.20m x 1.89m (7' 3" x 6' 2") having UPVC double glazed window to front, ceiling light point, central heating radiator and loft hatch.

BATHROOM

having white suite comprising panelled bath, high flush w.c., wash hand basin, tiled splash back surrounds, ceiling light point, heated towel rail, airing cupboard and UPVC double glazed window to rear.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking and pathway to front entrance door.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, timber garden shed and side access gate.

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/16/07/25

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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.

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