

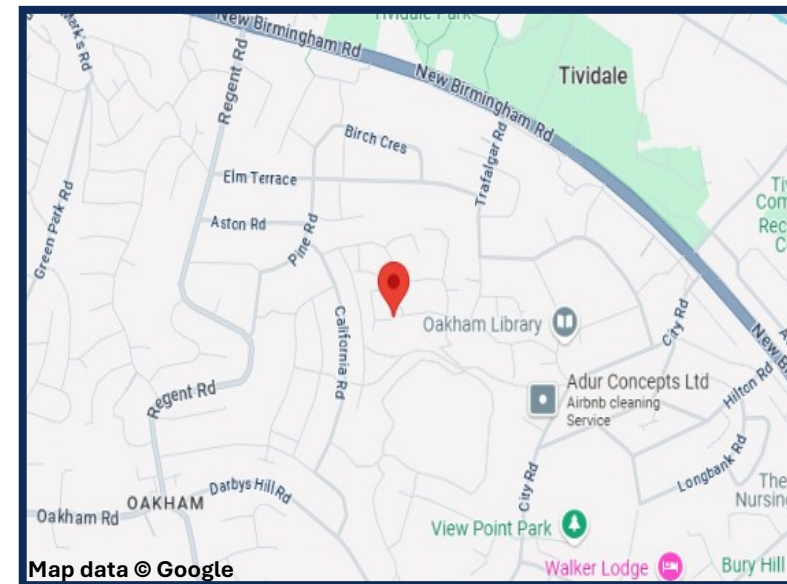
Wakeman Drive, Tividale, Oldbury, B69 1NQ



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Offers in the region of £270,000

3 Bed | 1 Reception | 1 Bath

Freehold



Complete Property Services are proud to present for sale this truly stunning and well-arranged semi-detached property, situated on Wakeman Drive - a highly sought-after cul-de-sac in Tividale, Oldbury. Ideally located for excellent access to several Ofsted-rated 'Good' schools, local amenities, and transport links.

This well-presented home is perfect for first-time buyers, professional couples, and families. The accommodation, in brief, comprises a spacious hall, downstairs W.C., cosy lounge, modern kitchen-diner, three bedrooms, a newly fitted shower room, and three storage cupboards. The property also benefits from a new combi boiler (installed approximately one year ago).

Outside, the property offers ample off-road parking for two vehicles via a private driveway and single garage. The generous rear garden features a patio area and a well-maintained lawn, enclosed by new timber fencing.

Tenure: Freehold (as advised by the seller)

Local Authority: Sandwell MBC

Council Tax Band: C

EPC Rating: C (77)

Approach

Paved driveway to the front with single garage surrounded by mature hedging and a well-kept lawn. Slabbed footpath leading to a white front door with decorative glass panels.

Accommodation Details

Ground Floor

Entrance Hall

Spacious hall with tiled flooring, small double-glazed window to the front, ceiling light, gas radiator, fitted alarm, and doors leading to the W.C. and lounge.

Guest W.C.

Double-glazed obscured window to the side, gas radiator, ceiling light, low-level W.C., wash hand basin, and tiled flooring.

Lounge 5.40m x 4.50m (17'9" x 14'9")

Lovely bay window to the front, various ceiling spotlights, two gas radiators, laminate flooring, stairs to landing, ample room for furniture, and door to kitchen.

Kitchen Diner 4.50m x 2.70m (14'9" x 8'10")

Dining area with ceiling light, gas radiator, and tiled flooring throughout. French doors open to the garden, and there is a door to the under-stairs storage cupboard. A delightful archway creates a seamless flow into the U-shaped kitchen, which is fitted with a range of soft beige units paired with a dark wood-effect laminate worktop.

Stainless steel inset single bowl and drainer, positioned beneath a rear-facing double-glazed window. Integrated appliances include an oven and four-burner gas hob with a stainless steel extractor hood above. Space is available for a washing machine, fridge-freezer, and microwave.



First Floor

Landing

Carpeted landing with doors to the three bedrooms, storage cupboard, and shower room. Ceiling spotlights, loft hatch, and double-glazed window to the side.

Bedroom One 4.00m x 2.50m (13'1" x 8'2")

A laminated double room with double-glazed window to the front, ceiling light, gas radiator, and double doors to built-in wardrobe.

Bedroom Two 2.90m x 2.50m (9'6" x 8'2")

Carpeted double room with double-glazed window to the rear, ceiling light, gas radiator, and double doors to built-in wardrobe.

Bedroom Three 3.00m x 2.00m (9'10" x 6'7")

Carpeted single room with double-glazed window to the front, ceiling light, gas radiator, and door to storage cupboard.

Shower Room

Contemporary three-piece suite comprising a combined vanity unit with integrated sink and concealed cistern toilet, and a walk-in shower with white shower tray, glass screen, and rainfall showerhead. Grey marble-effect wall panels, lino flooring, heated towel rail, extractor fan, and recessed ceiling spotlights.

Garage 4.90m x 2.60m (16'1" x 8'6")

A single garage with white up-and-over door and uPVC rear door to garden.

Garden

Spacious garden with a patio area and a well-maintained lawn, enclosed by new timber fencing—an ideal space for entertaining or family gatherings.







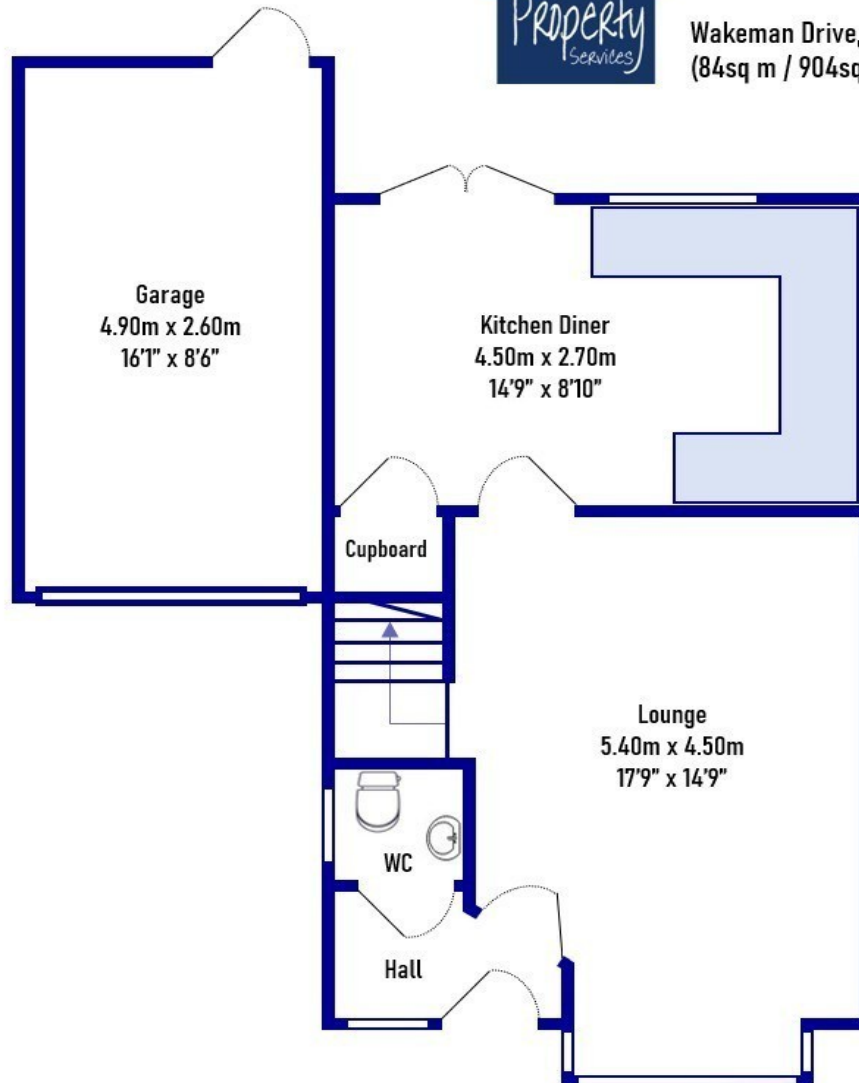




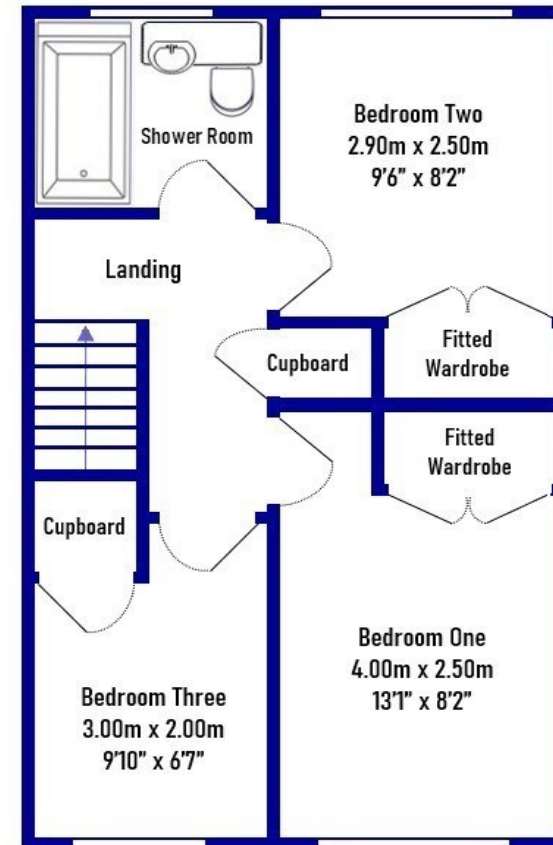




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(84sq m / 904sq ft)



Ground Floor



First Floor

Whilst every attempt has been made by **Complete Property Services** 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



Referral Fees-

As part of our commitment to transparency, we would like to inform you that we may receive a referral fee if we introduce you to certain third-party service providers. These include:

Solicitors – If we refer you to a solicitor for conveyancing services, we may receive a referral fee of up to £300 (including VAT) should you decide to proceed with their services. This fee is paid directly to us as a marketing cost and does not affect the legal fees you would otherwise be quoted. The exact amount may vary depending on the solicitor instructed.

Mortgage Advice – If we introduce you to Zi Mirza at The Mortgage Department, we will receive a referral fee of £75 (including VAT) should you choose to proceed with their services. This fee is paid by the mortgage advisor and does not impact the costs or mortgage products available to you.

Referral fees are a standard industry practice and help to offset marketing costs. They do not influence the advice or services provided by the solicitor or mortgage advisor. If you have any questions regarding referral fees, please do not hesitate to contact us.

Important Information

1. Intending purchasers will be required to provide photo identification and financial documentation to comply with money laundering regulations at the offer stage.
2. These particulars do not form part of any offer or contract.
3. Measurements are for guidance only; buyers should verify them before committing to any costs.
4. Complete Property Services have not tested any appliances, fixtures, or fittings.
5. Buyers should seek legal verification of the title and property details from their solicitor.