



33 Regent Drive,  
Tividale, B69 1TH

**Taylor's**



# 33 Regent Drive, Tividale, B69 1TH

*TREMENDOUSLY SPACIOUS &  
VASTLY EXTENDED, BAY FRONT-  
ED, SEMI-DETACHED RESIDENCE*

## ROOM DIMENSIONS

### GROUND FLOOR

Reception Hall

Bay Fronted Sitting Room - 13' 3" x 11' 6" (4.04m x 3.50m)

Family Kitchen Dining & Living Room - 25' 10" x 25' 5" (7.87m x 7.74m)

Utility - 8' 9" x 8' 3" (2.66m x 2.51m)

Guests Cloakroom / W.C

### FIRST FLOOR

Landing

Bedroom 1 - 16' 4" x 8' 9" (4.97m x 2.66m)

En-Suite Shower Room - 8' 8" x 3' 10" (2.64m x 1.17m)

Bedroom 2 - 11' 6" x 10' 4" (3.50m x 3.15m)

Bedroom 3 - 13' 9" x 10' 7" (4.19m x 3.22m)

Bedroom 4 - 12' 9" x 8' 1" (3.88m x 2.46m)

House Bathroom - 7' 2" x 6' 11" (2.18m x 2.11m)

### OUTSIDE

Driveway

Large Rear Garden

Measurements taken at widest available points



These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

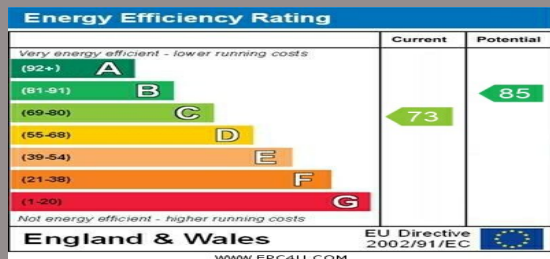
This BEAUTIFULLY MODERNISED & COMPREHENSIVELY REFURBISHED, BAY FRONTED, FOUR BEDROOM, SEMI-DETACHED RESIDENCE encompasses a TREMENDOUSLY SPACIOUS & VASTLY EXTENDED layout of accommodation and is SUPERBLY SITUATED towards the head of this SOUGHT AFTER & ADMIRABLE CUL-DE-SAC, which has a wonderful range of POPULAR SCHOOLING, local amenities & transport links (such as Sandwell and Dudley Train Station and Junction 2 of the M5) close by. This VERY LARGE & EXPENSIVELY APPOINTED PROPERTY is for sale with NO UPWARD CHAIN and combined with being PERFECTLY SUITED for GROWING FAMILIES, in brief comprises: Reception Hall, Stylish Bay Fronted Sitting Room, Stunning Re-Fitted Kitchen with ISLAND, Bi-folding doors and being OPEN PLAN to a spacious Living / Dining FAMILY area, Useful Utility Room, Guests Cloakroom / W.C, Landing, Four GOOD SIZED & RE-DECORATED First Floor Bedrooms (Master Bedroom with Modern En-Suite Shower Room) & Luxury Well Appointed House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING, Double Glazing, Gas Central Heating & Large / Secluded Rear Garden with Initial Patio Area for alfresco dining. EPC: C. Council Tax Band: TBC. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a medium - very low Risk of yearly flooding. Tenure: Freehold.  
BHS10296

#### MISREPRESENTATION ACT 1967

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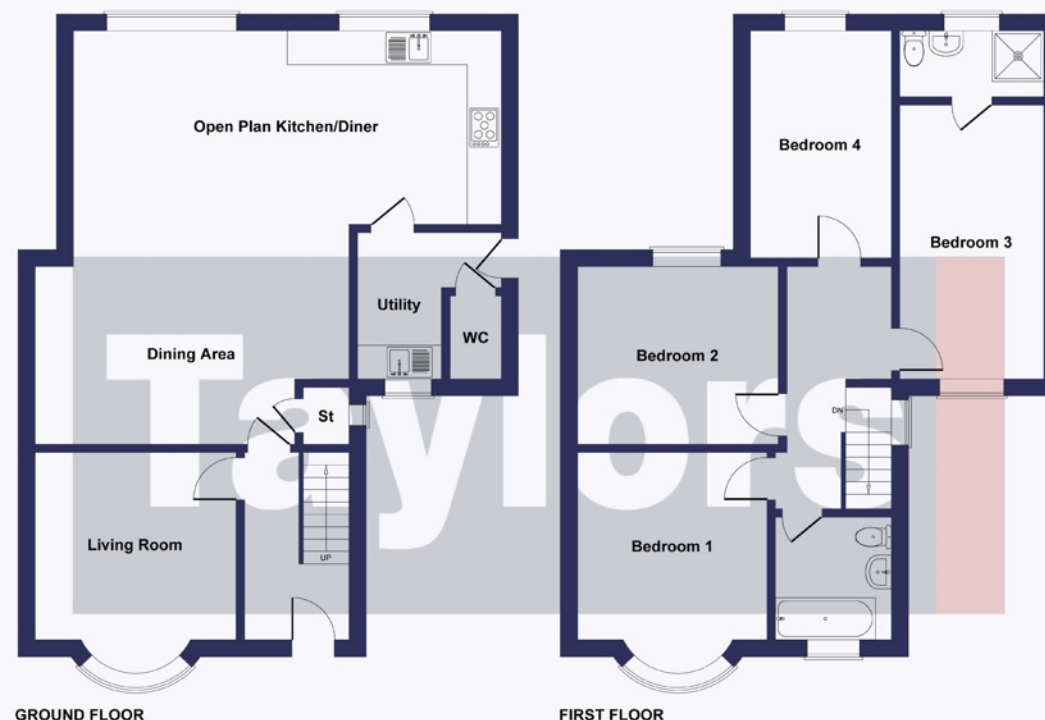
# Taylor's

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## Regent Drive Tividale Oldbury B69 1TH



GROUND FLOOR

FIRST FLOOR

FOR GUIDE PURPOSES ONLY:

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