

for sale

£280,000



## Manor Road Tipton DY4 8PS

**\*\* SEMI DETACHED HOME SET IN THE HEART OF TIPTON BENEFITING FROM BEING RENOVATED THROUGHOUT AND NO UPWARD CHAIN \*\***  
Briefly comprising, lounge, fitted kitchen, family bathroom, three good size bedrooms, generous off road parking and landscaped rear garden.



# Manor Road Tipton DY4 8PS

## Entrance Hall

Double glazed door to the front elevation, stairs to first floor accommodation, central heating radiator.

## Lounge

15' x 13' ( 4.57m x 3.96m )

Double glazed window to the front elevation, wall mounted electric fire, central heating radiator.

## Kitchen

11' x 7' 10" ( 3.35m x 2.39m )

A fitted kitchen to include wall and base units with work surfaces over, one and a half bowl sink & drainer unit, electric oven & gas hob with cooker hood over, plumbing for washing machine, central heating radiator, storage pantry, double glazed window to the rear, double glazed door to the rear.





## First Floor

### Landing

Loft access, double glazed window to the side, central heating radiator.

### Bedroom One

16' 10" (max) x 10' (max) ( 5.13m (max) x 3.05m (max) )

Two double glazed windows to the front, central heating radiator.

### Bedroom Two

11' x 8' ( 3.35m x 2.44m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

8' x 7' ( 2.44m x 2.13m )

Double glazed window to the rear, central heating radiator.

### Bathroom

Comprising bath with shower over, wash hand basin, low level w.c., tiling, chrome heated towel rail, double glazed window to the front.

## Outside

To the front of the property concrete print driveway giving off road parking with gated access & gravel detail, lawned area, slab approach to front door. Rear garden having slabbed paved patio area, lawned area, outside tap, side access.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

Property Ref: DUD313024 - 0003

**Tenure:** Freehold

**EPC Rating:** C

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