

for sale

offers over **£240,000** Freehold



**Brookfield Way Tipton DY4 0NE**

BEAUTIFULLY PRESENTED Modern SEMI DETACHED Family Home Making an IDEAL FIRST TIME PURCHASE In a quiet residential area of Tipton. Having a Lounge, Fitted Kitchen, Two Bedrooms, Family Bathroom, Garage with Utility Area, Driveway & Gardens with EXCELLENT TRANSPORT LINKS.



# Property Details

## Reception Hall

Having stairs to first floor

**Lounge** 12' 8" MAX x 13' 4" MAX ( 3.86m MAX x 4.06m MAX )

Front aspect double glazed window, door to Kitchen/Diner and radiator.

**Fully Fitted Kitchen / Diner** 15' 4" x 9' 3" ( 4.67m x 2.82m )

2 x Rear aspect double glazed windows, wall and base units, sink and drainer, fitted cooker and hob.

## On The First Floor

### Landing

Doors to bedrooms and bathroom

**Bedroom One** 12' 1" MAX x 10' 4" MAX ( 3.68m MAX x 3.15m MAX )

Extensive Built in Wardrobes/Storage, radiator and 2 x front aspect double glazed windows.

**Bedroom Two** 7' 1" x 10' 5" ( 2.16m x 3.17m )

Rear aspect double glazed window and radiator.

**Family Bathroom** 7' 4" x 5' 2" ( 2.24m x 1.57m )

Rear aspect double glazed window, bath with shower over and shower screen, w/c, part tiled and base units.

## Outside

### Front Garden

Block paved driveway and lawn area.

### Rear Garden

Having lawn, Gated access to Patio & Seating Area

**Garage** 17' 8" x 9' 8" ( 5.38m x 2.95m )

Power and lighting and doors to rear.





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)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: PWE104208 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: B