

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 hobs.

## 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)

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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.

To view this property please contact Paul Dubberley on

**T 0121 505 3533**  
**E [wednesbury@pauldubberley.co.uk](mailto:wednesbury@pauldubberley.co.uk)**

97 Walsall Street  
 WEDNESBURY WS10 9BY

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Tenure:Freehold EPC Rating: C

Council Tax Band: B

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