

for sale

offers in the region of **£140,000** Freehold



Holden Croft Tipton DY4 7XR

Modern Starter Home Ideal For A First Time Purchase whilst in a Great Location with Canal Views. Offering the benefit of Upvc Double Glazing, Gas Central Heating and Superbly Presented Accommodation

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Open Plan Lounge / Kitchen

17' 5" x 12' 2" (5.31m x 3.71m)

Stairs off to first floor, upvc double glazed window, radiator.

Inset sink unit, fitted base cupboards, roll top working surfaces, tiled surrounds, built in oven, fitted hob, extractor hood, appliance space, wall cupboards, upvc double glazed window, radiator

Outside

To The Front: Pathway, Canopy Porch, Lawn

Council Tax Band :- A

On The First Floor

Landing

store cupboard

Bedroom One

11' 1" x 10' 4" (3.38m x 3.15m)

upvc double glazed window, radiator, built in wardrobe

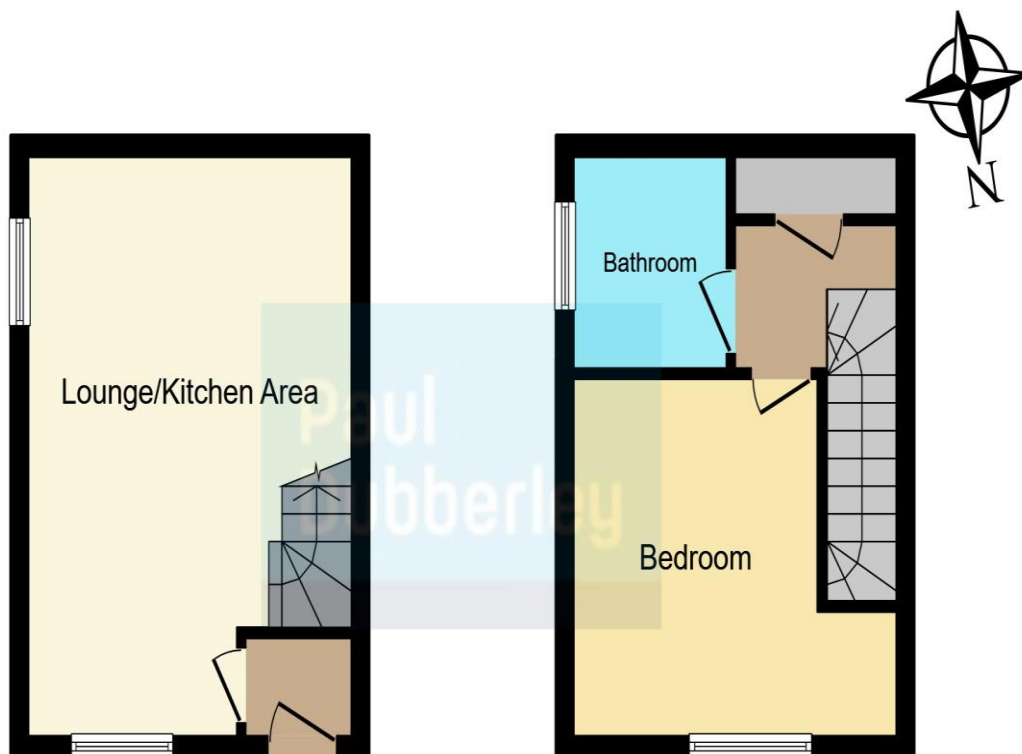
Family Bathroom

6' 2" x 5' 9" (1.88m x 1.75m)

panelled bath, wash hand basin, low level w.c., tiled surrounds, upvc double glazed window







Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Paul Dubberley on

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Property Ref: PTI103015 - 0003

Tenure: Freehold

EPC Rating: Awaited

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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.

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