

for sale

offers in the region of **£425,000** Freehold



## Upper Church Lane Tipton DY4 9PD

Modern Sought After Detached Family Home Offering Superbly Presented Good Size Accommodation, Whilst Having the benefit of Upvc Double Glazing, gas Central Heating and Great Location.

# Upper Church Lane Tipton DY4 9PD

## Reception Hall

stairs off to first floor

## Guest Cloakroom

low level w.c. wash hand basin, radiator, upvc double glazed window

## Lounge

15' 3" x 11' 10" ( 4.65m x 3.61m )

upvc double glazed bay window, radiator, upvc double glazed window

## Fitted Kitchen / Family Room

25' x 13' 9" ( 7.62m x 4.19m )

inset sink unit, fitted bade cupboards, roll top working surfaces, built in oven, fitted oven, extractor hood, wall cupboards, 2 upvc double glazed windows, sliding patio doors to rear garden, radiator

## Utility Room

6' 7" x 5' 8" ( 2.01m x 1.73m )

sink unit, appliance space, door to rear garden



## On The First Floor

### Landing

#### Bedroom One

13' 10" x 12' ( 4.22m x 3.66m )

upvc double glazed window, built in wardrobes, radiator

#### En Suite Shower Room

shower cubicle, wash hand basin, low level w.c. towel rail, upvc double glazed window

#### Bedroom Two

12' 8" x 9' 8" ( 3.86m x 2.95m )

upvc double glazed window, built in wardrobes, radiator

#### Bedroom Three

12' 2" x 10' 8" ( 3.71m x 3.25m )

upvc double glazed window, built in wardrobes, radiator

#### Bedroom Four

9' x 7' 5" ( 2.74m x 2.26m )

upvc double glazed window, radiator

### Family Bathroom

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

### Outside

To The Front: Driveway, Lawn, Canopy Porch

To The Rear: Good Size Garden Comprising: Paved Patio, Side Gate, Lawn

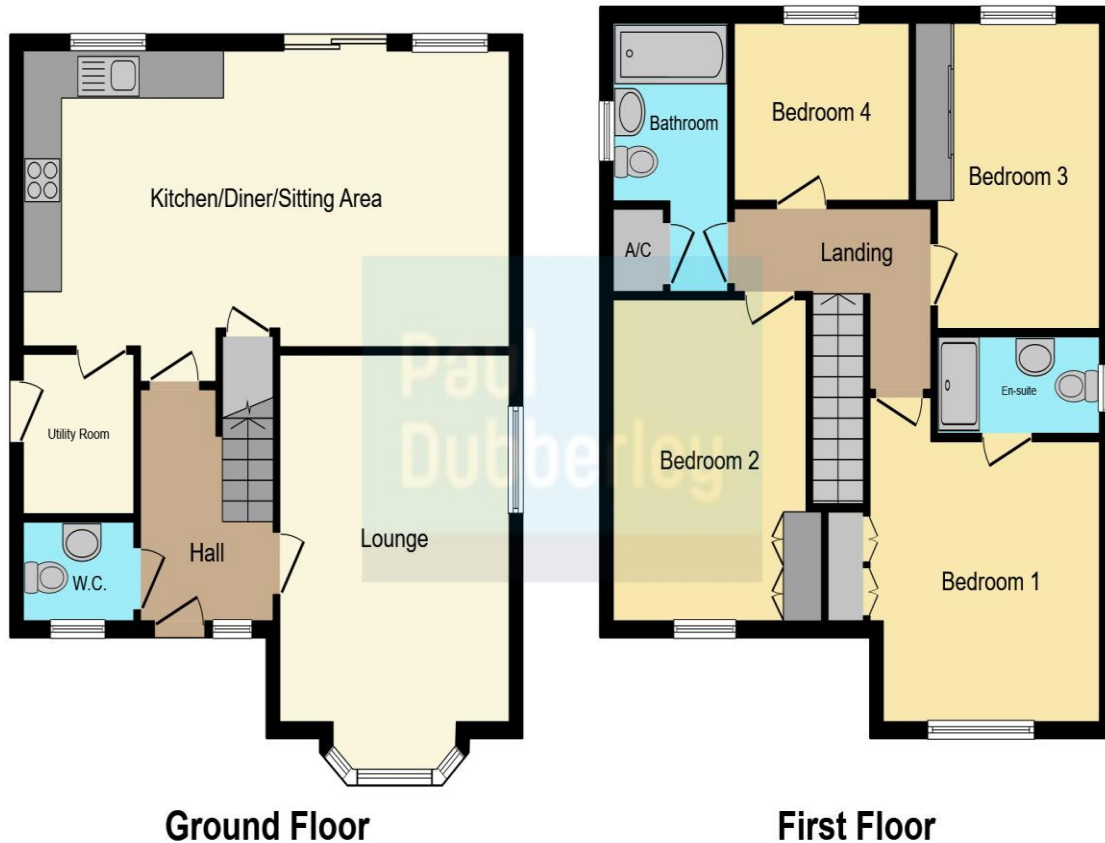
### Garage

up/over door

### Service Charge

£130.00 pa





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To view this property please contact Paul Dubberley on

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Property Ref: PTI101145 - 0007

**Tenure:** Freehold

**EPC Rating:** C

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