

for sale

offers over **£400,000** 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

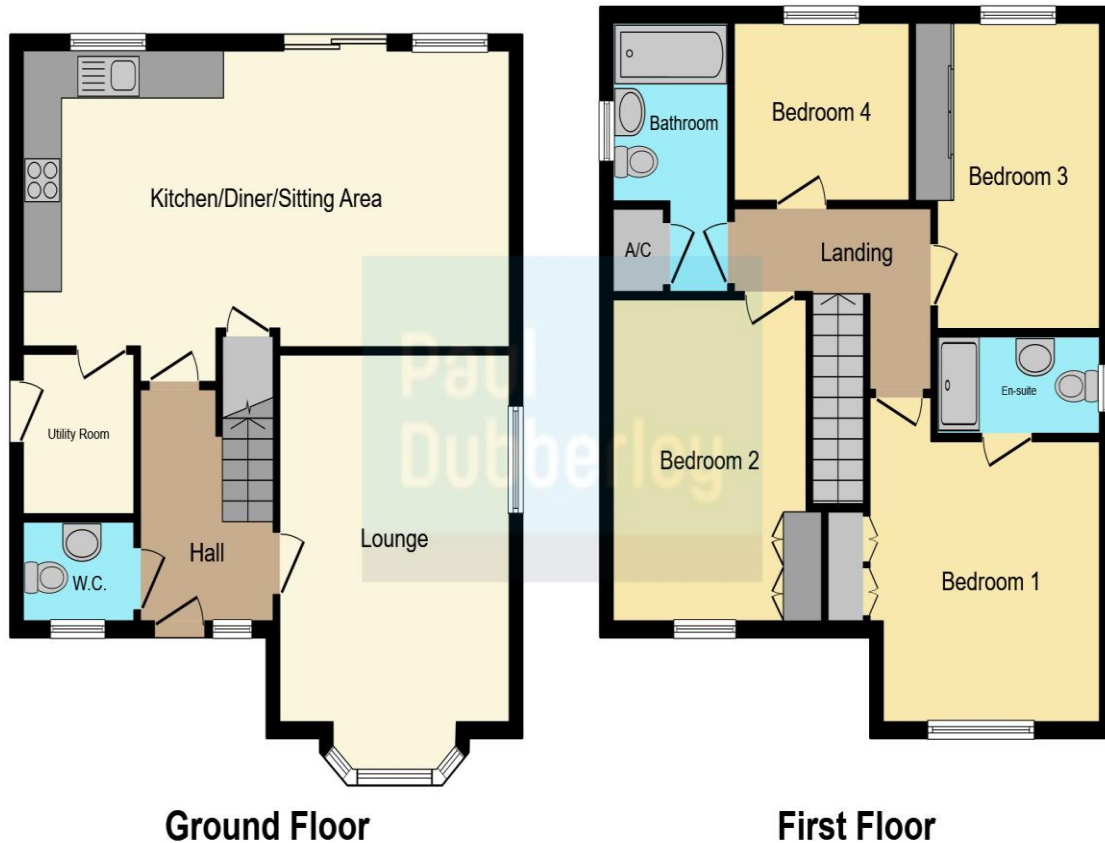
Garage

up/over door

Service Charge

£130.00 pa





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

T 0121 522 3733
E greatbridge@pauldubberley.co.uk

73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PTI101145 - 0009

Tenure: Freehold

EPC Rating: C

view this property online PaulDubberley.co.uk/Property/PTI101145



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.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk