

for sale

offers over **£345,000** Freehold



Farmer Way Tipton DY4 0BE

Modern Extended Detached Family Home Offering the benefit of Superbly Presented Accommodation, Upvc Double Glazing, Gas Central Heating and Situated in a Great Location.

Farmer Way Tipton DY4 0BE

Reception Hall

Lounge

15' 2" max x 11' 10" max (4.62m max x 3.61m max)

Fitted Kitchen

15' 1" x 10' 6" (4.60m x 3.20m)

Utility Room

11' max x 8' max (3.35m max x 2.44m max)

Guest Cloakroom

Dining Room / Sun Lounge

13' 3" x 9' 1" (4.04m x 2.77m)

On The First Floor

Landing

Bedroom One

17' 9" max into recess x 8' max (5.41m max into recess x 2.44m max)

En Suite Shower Room

Bedroom Two

14' x 8' 3" (4.27m x 2.51m)

Bedroom Three

11' 10" x 8' 3" (3.61m x 2.51m)

Bedroom Four

9' 9" max x 6' 5" max (2.97m max x 1.96m max)

Family Bathroom

Outside

Rear Garden

Garage

18' 2" x 8' (5.54m x 2.44m)

Council Tax band: C







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: PTI103079 - 0007

Tenure: Freehold

EPC Rating: D

view this property online PaulDubberley.co.uk/Property/PTI103079



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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