

for sale

offers in the region of **£270,000** Freehold



## Ruth Close Tipton DY4 0AQ

Superbly Presented Extended Modern Semi Detached Family Home offering the benefit of Double Glazing and Gas Central Heating. Occupying a Great Location, whilst viewing is Highly Recommended.



# Ruth Close Tipton DY4 0AQ

## Reception Hall

## Lounge

21' 7" max x 9' 10" max ( 6.58m max x 3.00m max )

## Conservatory

12' x 7' 9" ( 3.66m x 2.36m )

## Fitted Kitchen

14' 3" max x 12' 8" max ( 4.34m max x 3.86m max )

## On The First Floor

## Landing

## Bedroom One

12' 3" x 10' 2" ( 3.73m x 3.10m )

## Bedroom Two

12' 2" x 7' 2" ( 3.71m x 2.18m )

## Bedroom Three

15' 8" max x 7' 2" max ( 4.78m max x 2.18m max )

## Bedroom Four

9' x 7' ( 2.74m x 2.13m )

## Family Bathroom

## Outside

## Garage

17' 5" x 7' 4" ( 5.31m x 2.24m )

## Attractive Rear Garden









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: PT1103683 - 0003

**Tenure:** Freehold

**EPC Rating:** Awaited

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