

for sale

offers in the region of **£400,000** Freehold



Bertram Close Tipton DY4 0EL

Much Improved Superbly Presented Extended Detached Family Home Offering Annex To Side. Viewing Highly Recommended to be appreciated whilst having the benefit of Gas Central Heating, Double Glazing, Corner position and Great Sought After Location.

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Porch

Reception Hall

Lounge

16' 6" max x 15' 2" max (5.03m max x 4.62m max)

Fitted Kitchen

18' 2" x 9' 8" (5.54m x 2.95m)

Separate Annex

Family Room / Kitchen

14' 8" x 13' 3" (4.47m x 4.04m)

Bedroom

11' 7" max x 11' 2" max (3.53m max x 3.40m max)

En Suite Wet Room

On The First Floor

Landing

Bedroom One

15' 10" max x 13' 8" max (4.83m max x 4.17m max)

En Suite

Bedroom Two

13' 3" max x 11' 5" max (4.04m max x 3.48m max)

Bedroom Three

11' 5" x 10' 4" (3.48m x 3.15m)

Bedroom Four

13' 7" max x 8' 4" max (4.14m max x 2.54m max)

Bedroom Six

7' 8" max x 6' 8" max (2.34m max x 2.03m max)



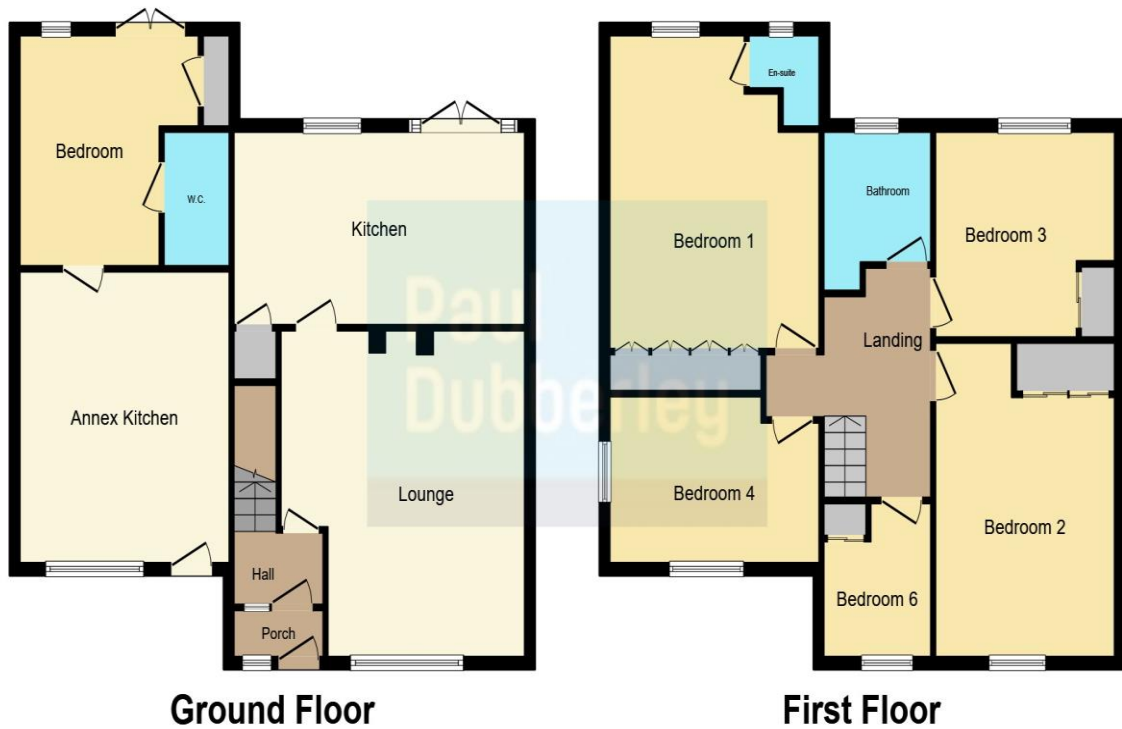
Family Bathroom

Outside

Driveway

Rear Garden With Parking





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: PT1102419 - 0003

Tenure: Freehold

EPC Rating: C

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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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