

for sale

offers over **£165,000** Freehold



## Locarno Road Tipton DY4 9SH

Well Presented Middle Terrace Family Home making An Ideal First Time Purchase. Offering the benefit of Double Glazing, Gas Central Heating and No Upward Chain.

# Locarno Road Tipton DY4 9SH

## Reception Hall

## Lounge

16' 2" max x 16' max ( 4.93m max x 4.88m max )

## Dining Area

11' 3" x 7' ( 3.43m x 2.13m )

## Inner Hallway

## Guest Cloakroom

## Fitted Kitchen

14' max x 12' 3" ( 4.27m max x 3.73m )

## On The First Floor

## Landing

## Bedroom One

12' 6" x 10' ( 3.81m x 3.05m )

## Bedroom Two

10' 1" x 8' 6" ( 3.07m x 2.59m )

## Bedroom Three

9' 3" x 9' ( 2.82m x 2.74m )

## Family Bathroom

## Outside

## Driveway

## Rear Garden

## Council Tax Band; A







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: PT1103281 - 0005

**Tenure:** Freehold

**EPC Rating:** D

**view this property online** [PaulDubberley.co.uk/Property/PT1103281](http://PaulDubberley.co.uk/Property/PT1103281)



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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