# Paul Dubberley

PaulDubberley.co.uk

# for sale

## offers in the region of £160,000 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. CASH OFFERS ONLY

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### 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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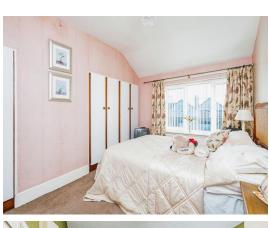
73 Great Bridge TIPTON DY4 7HF

Property Ref: PTI103281 - 0006

Tenure: Freehold

**EPC** Rating: D

### view this property online PaulDubberley.co.uk/Property/PTI103281





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.

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