

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**

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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 TIPTON DY4 7HF

Property Ref: PT1103281 - 0006

Tenure: Freehold

EPC Rating: D

view this property online 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.

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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