

for sale

offers over **£180,000** Freehold



## Lindley Avenue Tipton DY4 8JU

Traditional Extended Semi Detached Family Home Located in a well Established Area. Offering the benefit of Upvc Double Glazing, Gas Central Heating, No Upward Chain and Extension To Rear. Mining Report Available

# Lindley Avenue Tipton DY4 8JU

## Porch

### Reception Hall

stairs off to first floor

### Downstairs Bathroom

upvc double glazed window, panelled bath, wash hand basin, low level w.c. tiled surrounds

### Lounge / Dining Room

23' 3" x 9' 9" ( 7.09m x 2.97m )

upvc double glazed bay window, double doors to kitchen, radiator

### Fitted Kitchen

14' 10" x 9' 1" ( 4.52m x 2.77m )

2 upvc double glazed windows, French doors to rear garden, inset sink unit, fitted base and drawer cupboards, roll top working surfaces, cooker point, tiled surrounds, appliance space, wall cupboards

## On The First Floor

### Landing

upvc double glazed window

### Bedroom One

12' 9" x 9' 9" ( 3.89m x 2.97m )

upvc double glazed bay window,

### Bedroom Two

11' 1" x 9' 10" ( 3.38m x 3.00m )

upvc double glazed window

### Bedroom Three

7' 5" x 5' 7" ( 2.26m x 1.70m )

upvc double glazed window

### Family Shower Room

upvc double glazed window, shower cubicle, wash hand basin, low level w.c. tiled surrounds, towel rail

### Outside

To The Front: Driveway

To The Rear: Mature Garden; Patio / Decking Area. Lawn









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: PT1103803 - 0005

**Tenure:** Freehold

**EPC Rating:** D

**view this property online** [PaulDubberley.co.uk/Property/PT1103803](http://PaulDubberley.co.uk/Property/PT1103803)



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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