

for sale

offers in the region of **£260,000** Freehold



## Tozer Street Tipton DY4 9QD

Superbly Presented / Improved Extended Semi Detached Family Home  
Offering the benefit of Corner Plot, Upvc Double Glazing, Gas Central  
Heating and Viewing Highly Recommended.

# Tozer Street Tipton DY4 9QD

## Porch

## Reception Hall

stairs off to first floor, Feature flooring

## Lounge

14' x 12' 9" ( 4.27m x 3.89m )

upvc double glazed window, radiator, feature flooring

## Fitted Kitchen / Dining Room

19' 9" x 6' 9" ( 6.02m x 2.06m )

inset sink unit, fitted base and drawer cupboards, roll top working surfaces, tiled surrounds, built in oven, fitted hob, extractor hood, radiator, 2 upvc double glazed windows, wall cupboards, door to rear garden, under stairs storage cupboard

## Utility Room

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

inset sink unit, base and drawer cupboards, roll top working surface, appliance space, upvc double glazed window, wall cupboards



## On The First Floor

### Landing

upvc double glazed window

### Bedroom One

13' x 12' 2" ( 3.96m x 3.71m )

upvc double glazed window, radiator

### Bedroom Two

10' 1" x 8' 9" ( 3.07m x 2.67m )

upvc double glazed window, radiator

### Bedroom Three

7' 7" x 6' 5" ( 2.31m x 1.96m )

upvc double glazed window, radiator

### Family Bathroom

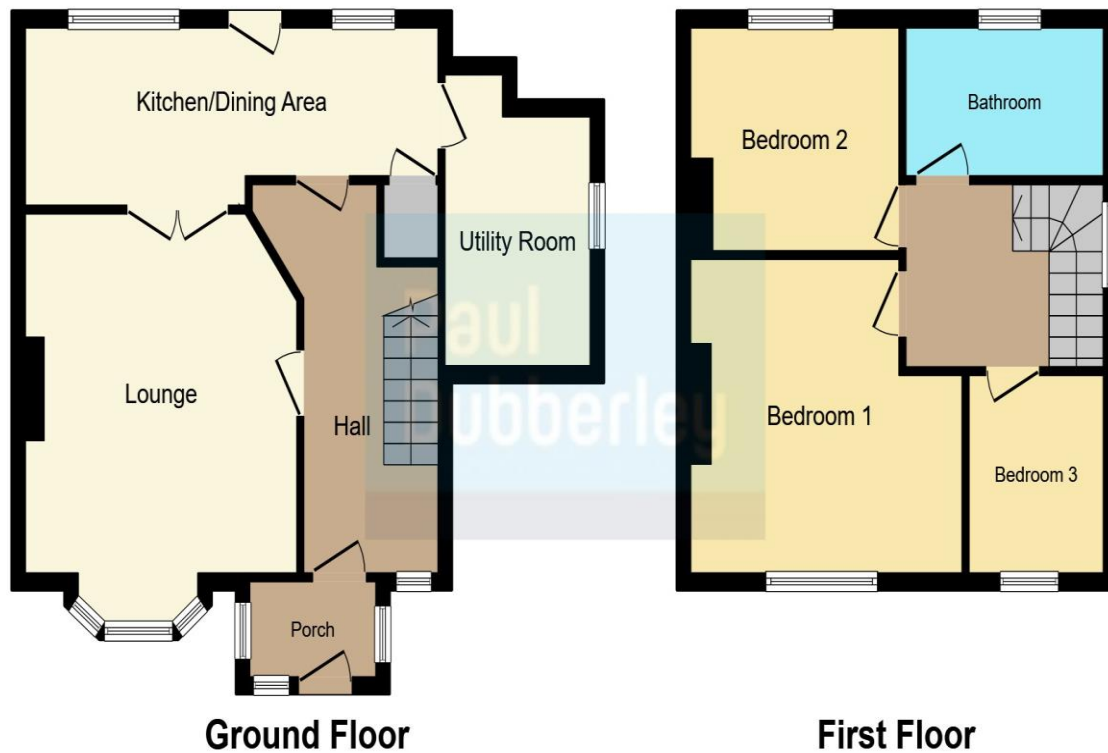
9' 2" x 6' 1" ( 2.79m x 1.85m )

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

## Outside

To The Rear: Attractive Garden, Paved Pathway, Large Rear Store.





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: PT1103855 - 0002

**Tenure:** Freehold

**EPC Rating:** D

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