

for sale

offers in the region of **£280,000** Freehold



## Dudley Road Tipton DY4 8EB

Modern Town House which has been Recently Renovated and Offering Good Size Family Accommodation. No Upward Chain, Gas Central Heating (Worcester boiler under warranty), Double Glazing, Upgraded Kitchen with New Cooker Hood, Upgraded Family Bathroom and Newly Decorated with Newly Fitted Carpets.

# Dudley Road Tipton DY4 8EB

## Reception Hall

## Guest Cloakroom

## Lounge

15' 1" x 13' 1" ( 4.60m x 3.99m )

## Fitted Kitchen

12' 5" x 8' 6" ( 3.78m x 2.59m )

## On The First Floor

## Landing

## Bedroom One

13' 1" x 12' 5" ( 3.99m x 3.78m )

## En Suite Shower Room

## Bedroom Two

13' 1" x 8' 10" ( 3.99m x 2.69m )

## En Suite Shower Room

## On The Second Floor

## Landing

## Bedroom Three

13' 1" x 10' 9" ( 3.99m x 3.28m )

## Bedroom Four

13' 1" x 8' 6" ( 3.99m x 2.59m )

## Family Bathroom

## Outside

## Rear Garden

## Garage

## Council Tax Band: C







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Paul Dubberley on

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Property Ref: PTI103581 - 0006

**Tenure:** Freehold

**EPC Rating:** C

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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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