

for sale

offers in the region of **£295,000** Freehold



Leslie Drive Tipton DY4 0BA

Much Sought After Detached Family Home Occupying an Excellent Corner Position. Having the benefit of Double Glazing, Gas Central Heating and Extra Downstairs Bedroom with En Suite. Great Location with All Amenities close to hand.

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Porch

Reception Hall

Lounge

12' 5" x 12' 1" (3.78m x 3.68m)

Fitted Kitchen

18' 4" max x 10' 5" max (5.59m max x 3.17m max)

Conservatory

9' 10" x 9' 6" (3.00m x 2.90m)

Downstairs Bedroom

20' 4" x 11' 5" (6.20m x 3.48m)

En Suite Bathroom

On The First Floor

Landing

Bedroom Two

12' 9" max x 10' 2" max (3.89m max x 3.10m max)

Bedroom Three

10' 5" x 9' 10" (3.17m x 3.00m)

Bedroom Four

9' 2" x 9' 2" (2.79m x 2.79m)

Family Bathroom

Outside

Driveway

Rear Garden

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

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

To view this property please contact Paul Dubberley on

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Property Ref: PTI101295 - 0005

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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