

for sale

offers in the region of **£195,000** Freehold



St. Pauls Drive Tipton DY4 7QH

Semi Detached Family Home Conveniently Located within easy Walking Distance of Dudley Port Train Station. Ideal First Time Purchase with No Upward Chain.

St. Pauls Drive Tipton DY4 7QH

Porch

Reception Hall

Lounge

17' 8" max x 12' 5" max (5.38m max x 3.78m max)

Fitted Kitchen

9' 2" x 6' 2" (2.79m x 1.88m)

On The First Floor

Landing

Bedroom One

13' 5" x 8' 10" max into recess (4.09m x 2.69m max into recess)

Bedroom Two

14' 5" x 9' 2" max into recess (4.39m x 2.79m max into recess)

Bedroom Three

8' 6" x 6' 6" (2.59m x 1.98m)

Family Bathroom

Outside

Garage

16' 9" x 8' (5.11m x 2.44m)

Rear Garden

Council Tax Band:- B

Agents Note:-

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'







Ground Floor

First Floor

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: PTI103746 - 0007

Tenure: Freehold

EPC Rating: Awaited

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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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