

for sale

offers in the region of **£290,000** Freehold



Sefton Grove Tipton DY4 0AG

Modern Extended Semi Detached Family Home Located in a Much Sought After Area, whilst offering the benefit of Double Glazing and Gas Central Heating. Good Size Accommodation for which viewing is Recommended.

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Porch

Lounge

22' max x 13' 10" (6.71m max x 4.22m)

Fitted Kitchen

14' 1" x 8' 7" (4.29m x 2.62m)

Dining Room

8' 5" x 6' 8" (2.57m x 2.03m)

Study Room

9' 4" x 6' 8" (2.84m x 2.03m)

On The First Floor

Landing

Bedroom One

11' x 10' 9" (3.35m x 3.28m)

Bedroom Two

14' 1" x 7' 8" (4.29m x 2.34m)

Bedroom Three

10' 9" x 6' 8" (3.28m x 2.03m)

Family Bathroom

Outside

Driveway

Rear Garden

Council Tax Band - B







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: PT1104037 - 0002

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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