

for sale

offers in the region of **£275,000** Freehold



Thursfield Road Tipton DY4 8TJ

Modern Semi Detached Family Home which has been extended to rear. Offering Superbly Presented Accommodation for which viewing is highly recommended, whilst having the benefit of Double Glazing, Gas Central Heating and Great Location with Tipton Train Station within close proximity.

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Reception Hall

Guest Cloakroom

Lounge

14' 4" x 12' 9" (4.37m x 3.89m)

Sitting Room

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

Fitted Kitchen

11' 2" x 5' 9" (3.40m x 1.75m)

On The First Floor

Landing

Bedroom Two

12' 9" x 8' 9" (3.89m x 2.67m)

Bedroom Three

12' 9" max x 9' 6" max into recess (3.89m max x 2.90m max into recess)

Family Bathroom

On The Second Floor

Bedroom One

12' 2" x 9' 4" (3.71m x 2.84m)

En Suite Shower Room

Outside

Driveway

Rear Garden

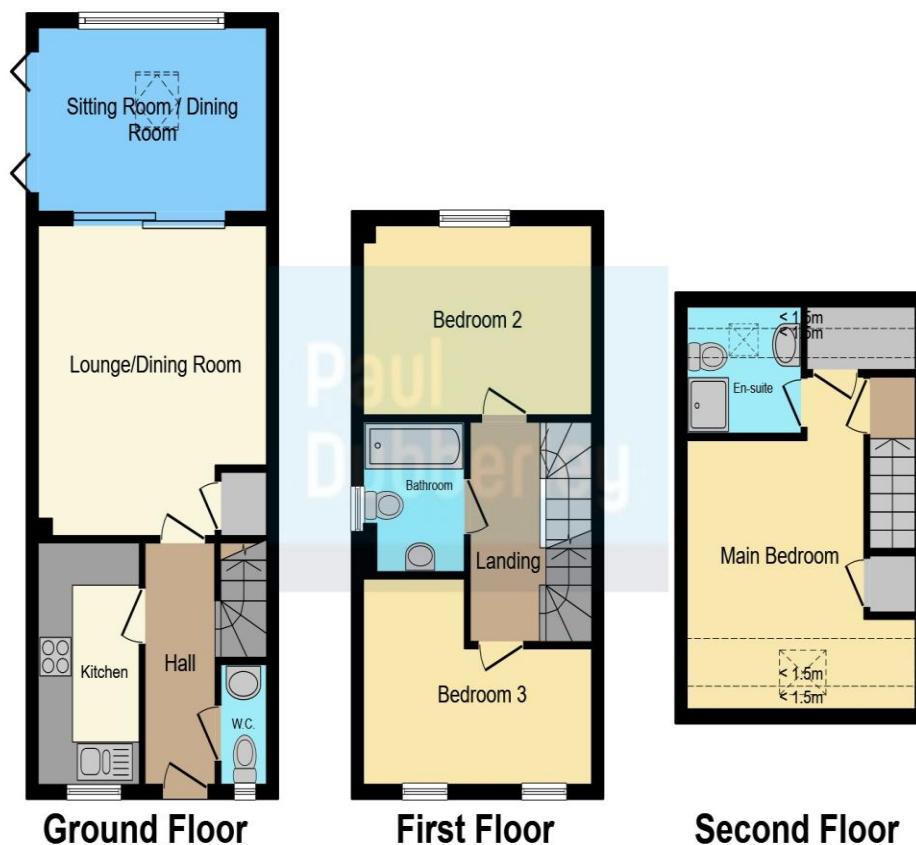


Note:

- The house is equipped with 2x Air Conditioner units
- Water Softener has been installed, which runs through the whole house and comes with its own benefits. Salt blocks is required but if the buyer doesn't want it, there is a manual override, so it can be turned off.
- Separate filter tap is installed in the kitchen
- Wardrobes in 2x bedrooms bespoke fitted by Hammonds
- Extension has strong foundation (piled) and has under floor heating, which is connected to the central radiator system. The skylight windows in extension is smart, so can be electronically controlled or via google / alexa. This is to open / close skylight window, open/close skylight blind and also rain sensor which will close window if rain is detected.
- The home itself has smart devices built in such as: 2x Google Nest Thermostats and 3x Google Nest Smoke Alarms

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: PT1104061 - 0006

Tenure: Freehold

EPC Rating: B

view this property online PaulDubberley.co.uk/Property/PT1104061



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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