

for sale

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



## Sefton Grove Tipton DY4 0AG

Modern Extended Family Home Located on a Most Sought After Area, whilst offering the benefit of Superbly Presented Accommodation for which viewing is highly recommended. Having Double Glazing, Gas Central Heating and Cul De sac Position.

# Sefton Grove Tipton DY4 0AG

## Reception Hall

## Lounge

21' 3" max x 9' 10" max ( 6.48m max x 3.00m max )

## Conservatory

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

## Fitted Kitchen

15' 1" x 7' 10" ( 4.60m x 2.39m )

## On The First Floor

## Landing

## Bedroom One

13' 1" max x 11' 5" max ( 3.99m max x 3.48m max )

## Bedroom Two

12' 5" x 6' 10" ( 3.78m x 2.08m )

## Bedroom Three

8' 6" x 6' 10" ( 2.59m x 2.08m )

## Bedroom Four

9' 2" x 7' 2" ( 2.79m x 2.18m )

## Family Bathroom

## Outside

## Driveway

## Garage

15' 8" x 7' 10" ( 4.78m x 2.39m )

## 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

**T 01902 633323**  
**E willenhall@pauldubberley.co.uk**

14 New Road  
 WILLENHALL WV13 2BG

Property Ref: PT1103944 - 0009

**Tenure:** Freehold

**EPC Rating:** D

**view this property online [PaulDubberley.co.uk/Property/PT1103944](http://PaulDubberley.co.uk/Property/PT1103944)**



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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)