

for sale

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



Waterloo Street East Tipton DY4 8NG

Modern spacious link detached offering the benefit of excellent size, GAS CENTRAL HEATING & NO UPWARD CHAIN.

Great location with all amenities close at hand. TIPTON SHOPPING CENTRE, VICTORIA PARK, SCHOOLS & TRAIN STATION all within a short walking distance.

Waterloo Street East Tipton DY4 8NG

Porch

Reception Hall

Lounge

15' 10" max x 12' 4" max (4.83m max x 3.76m max)

Dining Room

11' x 10' 2" (3.35m x 3.10m)

Fitted Kitchen

13' max x 12' 5" (3.96m max x 3.78m)

Guest Room / Sitting Room

16' x 7' 10" (4.88m x 2.39m)

On The First Floor

Landing

Bedroom One + Shower Room

18' x 6' 2" (5.49m x 1.88m)

Bedroom Two

13' 5" x 8' 9" (4.09m x 2.67m)

Bedroom Three

11' 2" x 8' 9" (3.40m x 2.67m)

Bedroom Four

10' 2" x 6' 5" (3.10m x 1.96m)

Family Bathroom

Outside

Driveway

Side Entrance

Rear Garden

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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 TIPTON DY4 7HF

Property Ref: PTI104212 - 0004

Tenure: Freehold

EPC Rating: C

view this property online PaulDubberley.co.uk/Property/PTI104212



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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