

for sale

offers in the region of **£260,000** Freehold



## Wake Green Road Tipton DY4 0AN

Semi Detached Family Home On a MUCH SOUGHT AFTER LOCATION. Offering the benefit of Gas Central Heating, Double Glazing and NO UPWARD CHAIN. Well Presented Accommodation for which Viewing is Highly Recommended.

# Wake Green Road Tipton DY4 0AN

## Reception Hall

## Lounge / Dining Room

24' 6" max into bay x 11' 5" max ( 7.47m max into bay x 3.48m max )

## Fitted Kitchen

13' 6" x 7' ( 4.11m x 2.13m )

## On The First Floor

## Landing

## Bedroom One

13' 10" max into bay x 11' 5" ( 4.22m max into bay x 3.48m )

## Bedroom Two

11' 5" max x 11' ( 3.48m max x 3.35m )

## Bedroom Three

9' max x 7' 8" ( 2.74m max x 2.34m )

## Family Bathroom

8' max x 7' 1" max ( 2.44m max x 2.16m max )

## Outside

## Driveway

## Garage

15' 8" x 7' 4" ( 4.78m x 2.24m )

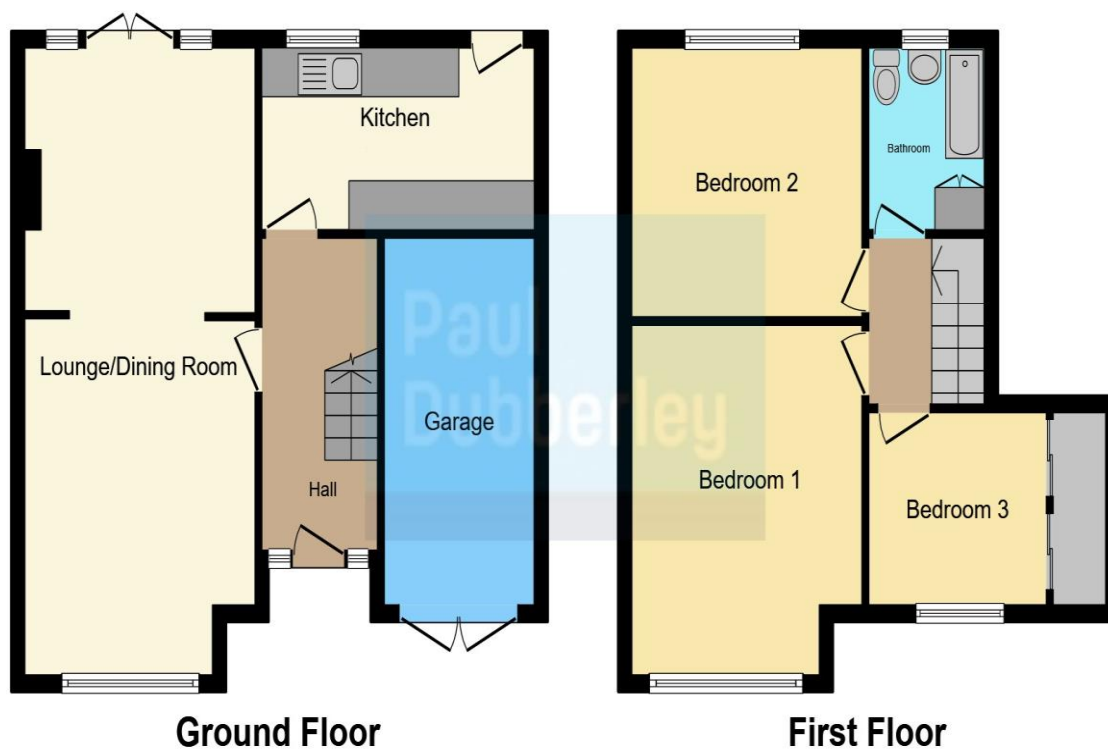
## Rear Garden

## 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](http://www.focalagent.com)

To view this property please contact Paul Dubberley on

**T** 0121 522 3733  
**E** [greatbridge@pauldubberley.co.uk](mailto:greatbridge@pauldubberley.co.uk)

73 Great Bridge  
 TIPTON DY4 7HF

Property Ref: PTI104287 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**view this property online** [PaulDubberley.co.uk/Property/PTI104287](http://PaulDubberley.co.uk/Property/PTI104287)



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)