

for sale

offers over **£250,000** Freehold



Birnam Close Tipton DY4 8AW

Modern Extended Semi Detached Family Home In A Much Sought After (Foxyards Estate) Quiet Cul De Sac Location with Viewing Highly Recommended. Beautifully Presented, Superbly Presented Accommodation, Whilst offering the benefit of Double Glazing and Gas Central Heating.

Birnham Close Tipton DY4 8AW

Porch

Reception Hall

Lounge / Dining Room

16' 10" max x 15' 1" max (5.13m max x 4.60m max)

Fitted Kitchen

8' 10" x 8' 9" (2.69m x 2.67m)

On The First Floor

Landing

Bedroom One

13' 2" outside wardrobe x 9' 10" (4.01m outside wardrobe x 3.00m)

Bedroom Two

10' x 8' 6" (3.05m x 2.59m)

Bedroom Three

10' 1" x 6' 4" (3.07m x 1.93m)

Family Bathroom

9' 2" max x 6' 2" max (2.79m max x 1.88m max)

Outside

Garage

15' 9" max x 9' 7" (4.80m max x 2.92m)

Driveway

Rear Garden

Council Tax Band: - B

Agents Note :-

Coal Mining Report available to view, please contact the branch for more details.







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: PTI104299 - 0008

Tenure: Freehold

EPC Rating: D

view this property online PaulDubberley.co.uk/Property/PTI104299



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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