

for sale

**£220,000** Freehold



Woodard Road Tipton DY4 0LJ

Ideal For First Time Buyers, Mid Terraced Family Home Offering the benefit of Upvc Double Glazing and Gas Central Heating. Viewing Highly Recommended, whilst having all amenities close to hand.

# Woodard Road Tipton DY4 0LJ

## On The Ground Floor

### Porch

### Entrance Hall

### Lounge / Dining Room

13' max x 14' 1" max ( 3.96m max x 4.29m max )

### Kitchen

10' 8" x 6' 8" ( 3.25m x 2.03m )

### Inner Lobby

with Downstairs Toilet

### Conservatory

14' 6" x 11' 8" ( 4.42m x 3.56m )

## On The First Floor

### Landing

### Bedroom One

11' 7" max x 12' 4" max ( 3.53m max x 3.76m max )

### Bedroom Two

9' 8" x 8' 2" ( 2.95m x 2.49m )

### Bedroom Three

6' 3" x 8' 2" ( 1.91m x 2.49m )

### Family Bathroom

### Outside

Driveway to front and Rear Gardens

### Council Tax Band:- A

### Agents Note:-

Coal mining report available to view - Mineshaft not within the boundary of the property









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

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Property Ref: PT1104371 - 0003

**Tenure:** Freehold

**EPC Rating:** C

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