

for sale

offers over **£210,000** 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.

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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

To view this property please contact Paul Dubberley on

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Property Ref: PTI104371 - 0005
 Tenure: Freehold EPC Rating: C
 Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PTI104371



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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