

for sale

£310,000 Freehold



Kirkham Way Tipton DY4 8TW

Modern Detached Family Home on a much sought after development, Walking distance to Dudley Port Train Station, Close to schools, Viewing Highly Recommended.

Kirkham Way Tipton DY4 8TW

Reception Hall

Lounge

12' 7" max x 11' 6" into bay (3.84m max x 3.51m into bay)

Dining Room

8' 5" x 10' 1" (2.57m x 3.07m)

Kitchen

14' 9" x 11' 6" (4.50m x 3.51m)

Conservatory

10' 3" x 11' 6" (3.12m x 3.51m)

Downstairs Toilet

On The First Floor

Landing

Bedroom One

11' 3" Max x 12' 1" Max (3.43m Max x 3.68m Max)

En Suite

Bedroom Two

9' 1" Max x 12' (2.77m Max x 3.66m)

Bedroom Three

6' 5" x 7' 4" (1.96m x 2.24m)

Family Bathroom

9' 9" x 7' 3" (2.97m x 2.21m)

Storage Area - Off Bathroom



Outside

Rear Garden

Having Patio and lawn

Garage

16' 4" x 8' (4.98m x 2.44m)

Council Tax Band :- D

Agents Note:-

This property has an energy rating of F. It cannot be let, unless an exemption has been registered.

Agents Note Two:-

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





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: PTI104370 - 0003

Tenure: Freehold

EPC Rating: F

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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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