

for sale

**£300,000** Freehold



## Leslie Drive Tipton DY4 0BA

Much Sought After Large Detached Family Home Occupying an Excellent Corner Position. Having the benefit of Double Glazing, Gas Central Heating, No Upward Chain, Large Driveway, Lounge, Conservatory and Extra Downstairs Bedroom with En Suite. Great Location with All Amenities close to hand.



# Leslie Drive Tipton DY4 0BA

## Porch

## Reception Hall

## Lounge

12' 5" x 12' 1" ( 3.78m x 3.68m )

## Fitted Kitchen

18' 4" max x 10' 5" max ( 5.59m max x 3.17m max )

## Conservatory

9' 10" x 9' 6" ( 3.00m x 2.90m )

## Downstairs Bedroom

20' 4" x 11' 5" ( 6.20m x 3.48m )

## En Suite Bathroom

## On The First Floor

## Landing

## Bedroom Two

12' 9" max x 10' 2" max ( 3.89m max x 3.10m max )

## Bedroom Three

10' 5" x 9' 10" ( 3.17m x 3.00m )

## Bedroom Four

9' 2" x 9' 2" ( 2.79m x 2.79m )

## Family Bathroom

## Outside

## Driveway

## 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: PT1104477 - 0003

**Tenure:** Freehold

**EPC Rating:** C

**check out more properties at [PaulDubberley.co.uk](http://PaulDubberley.co.uk)**



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)