

for sale

offers in the region of **£260,000** Freehold



Kirkham Way Tipton DY4 8TW

MODERN SEMI DETACHED FAMILY HOME, Offering IMMACULATE Accommodation for which Viewing is Highly Recommended. Three Bedrooms, En Suite, Family Bathroom, Double Glazing, Gas Central Heating, GARAGE, Great Location, CLOSE TO TRAIN STATION,

Kirkham Way Tipton DY4 8TW

Reception Hall

Lounge / Dining Room

17' 9" max x 11' 4" max (5.41m max x 3.45m max)

With stairs to first floor.

Fitted Kitchen

14' 1" max x 6' 5" max (4.29m max x 1.96m max)

On The First Floor

Landing

Bedroom One

11' 1" max x 10' 1" max (3.38m max x 3.07m max)

En-Suite Shower Room

Bedroom Two

11' 4" x 9' 1" (3.45m x 2.77m)

Bedroom Three

8' 5" x 8' 2" (2.57m x 2.49m)

Family Bathroom

Outside

Driveway

Garage

17' 8" x 8' 2" (5.38m x 2.49m)

Rear Garden







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

T 0121 522 3733
E greatbridge@pauldubberley.co.uk

73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PT1104530 - 0004

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

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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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