

for sale

£230,000 Freehold



Newells Drive TIPTON DY4 0LD

BEAUTIFULLY PRESENTED MODERN SEMI DETACHED in an **EXCELLENT LOCATION**, making it an ideal **FIRST TIME PURCHASE**, Lounge, Fitted Kitchen/Diner, 2 Bedrooms, Family bathroom, Driveway, Rear garden and Garden Room.

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Reception Hall

With Stairs to First floor

Lounge

13' 8" max x 10' 2" max (4.17m max x 3.10m max)

Fitted Kitchen/Diner

13' 3" max x 8' 2" max (4.04m max x 2.49m max)

On The First Floor

Landing

Bedroom One

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

having Fitted Wardrobes

Bedroom Two

10' 1" x 7' 1" (3.07m x 2.16m)

Family Bathroom

Outside

Driveway For 2 Cars

Rear Garden

Summer House (formerly Garage)

12' 3" x 7' 3" (3.73m x 2.21m)







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

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Property Ref: PTI104556 - 0002

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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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.

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.

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