

for sale

£260,000 Freehold



Victoria Road Tipton DY4 8SN

SUPERBLY PRESENTED Traditional DETACHED Family Home
EXCELLENT Size Family Accommodation for which VIEWING HIGHLY
RECOMMENDED! Having Through Lounge/Dining room, Fully Fitted
Kitchen, Conservatory, 3 Good Size bedrooms, Family bathroom,
Downstairs W.C, Driveway & Rear Garden.

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Porch

Entrance Hall

Having Stairs To First Floor

Through Lounge / Dining Room

28' 6" max x 10' 9" max (8.69m max x 3.28m max)

Fitted Kitchen

11' 5" max x 8' 2" max (3.48m max x 2.49m max)

Having built in pantry

Conservatory

11' 5" max x 8' 8" max (3.48m max x 2.64m max)

Downstairs W.C

On The First Floor

Landing

Bedroom One

12' 9" max x 11' max (3.89m max x 3.35m max)

Bedroom Two

11' x 10' 6" (3.35m x 3.20m)

Bedroom Three

8' 3" x 7' 4" (2.51m x 2.24m)

Family Bathroom

Outside

To Front

Driveway for 2 cars

To Rear

Large Garden with Patio Area

Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search,

please speak with your conveyancer.' Coal Mining Report available - please speak to the Branch







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: PTI104594 - 0003
 Tenure:Freehold EPC Rating: D
 Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PTI104594



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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