for sale

offers over £210,000 Freehold



## Lindley Avenue TIPTON DY4 8JU

TRADITIONAL SEMI DETACHED Family Home, situated in a MOST SOUGHT AFTER AREA. VIEWING HIGHLY RECOMMENDED. NO UPWARD CHAIN. Reception hall, Through Lounge / Dining Room, Fitted Kitchen, 3 Bedrooms, Family Shower Room, Driveway, Garage & Rear Garden





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**Porch** 

**Reception Hall** 

Having stairs to first Floor

**Through Lounge / Dining Room** 

26' 1" max x 11' 1" max (  $7.95 m \; max \; x \; 3.38 m \; max$  )

**Fitted Kitchen** 

11' 8" max x 7' 9" max ( 3.56m max x 2.36m max )

Lean To

8' 4" max x 7' 2" max ( 2.54m max x 2.18m max )

On The First Floor

Landing

**Bedroom One** 

11'  $\max x$  10' 4"  $\max (3.35m \max x 3.15m \max)$ 

**Bedroom Two** 

10' 3" max x 9' 7" max ( 3.12m max x 2.92m max )

Having Fitted Wardrobes

**Bedroom Three** 

6' 6" x 6' 3" ( 1.98m x 1.91m )

**Family Shower Room** 

**Outside** 

**To Front** 

**Driveway** 

Garage

13' 9" x 10' 2" ( 4.19m x 3.10m )

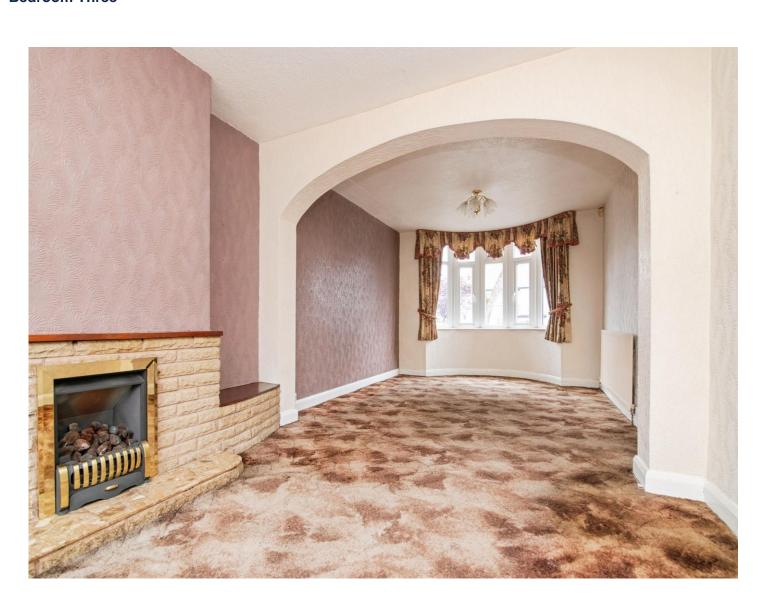
To Rear

Large Rear Garden

**Agents Note** 

It is our understanding that the Property is not registered at the Land Registry. Your conveyancer

will take the necessary steps and advise you accordingly.'

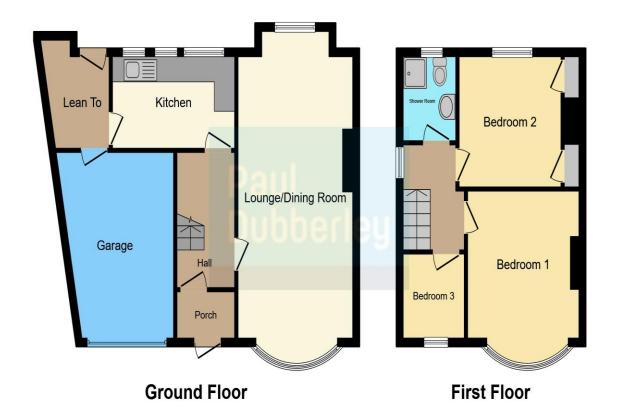












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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 01902 494966 E bilston@pauldubberley.co.uk

69 Church Street
BII STON WV14 0AX

Property Ref: PTI104649 - 0004 Tenure:Freehold EPC Rating: D

Council Tax Band: B

## view this property online PaulDubberley.co.uk/Property/PTI104649





<sup>1.</sup> 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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