

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

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

Family Shower Room

Reception Hall

Outside

Having stairs to first Floor

To Front

Through Lounge / Dining Room

26' 1" max x 11' 1" max (7.95m max x 3.38m 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

Driveway

Garage

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

To Rear

Large Rear Garden

Landing

Agents Note

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

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.'

Bedroom Three







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

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69 Church Street
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Property Ref: PTI104649 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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



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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