

for sale

offers in the region of **£270,000** Freehold



Groveland Road Tipton DY4 7TL

MODERN END TOWN HOUSE IN AN EXCELLENT LOCATION offering the benefit of SPACIOUS Family Accommodation, Security Entrance Gates to Private parking, CLOSE TO LOCAL AMENITIES Having - Lounge/Diner, Fitted Kitchen, Three DOUBLE Bedrooms, Family bathroom, En Suite Shower Room, Downstairs WC, Gardens.

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Porch

Entrance Hall

Having Stairs to First Floor

Lounge/Diner

13' 3" x 11' 6" (4.04m x 3.51m)

Fitted Kitchen

13' 2" Max x 7' 11" Max (4.01m Max x 2.41m Max)

Downstairs W.C

On The First Floor

Landing

Bedroom Two

13' 5" Max x 11' 7" Max (4.09m Max x 3.53m Max)

Bedroom Three

13' 3" Max x 8' 6" Max (4.04m Max x 2.59m Max)

Family Bathroom

On The Second Floor

Landing

Bedroom One

18' 6" max x 13' 5" max (5.64m max x 4.09m max)

En Suite Shower Room

6' 5" x 6' 2" (1.96m x 1.88m)

Outside

To Front

Small walled Garden

To Rear

Garden

Private Gated Parking

Agents Note

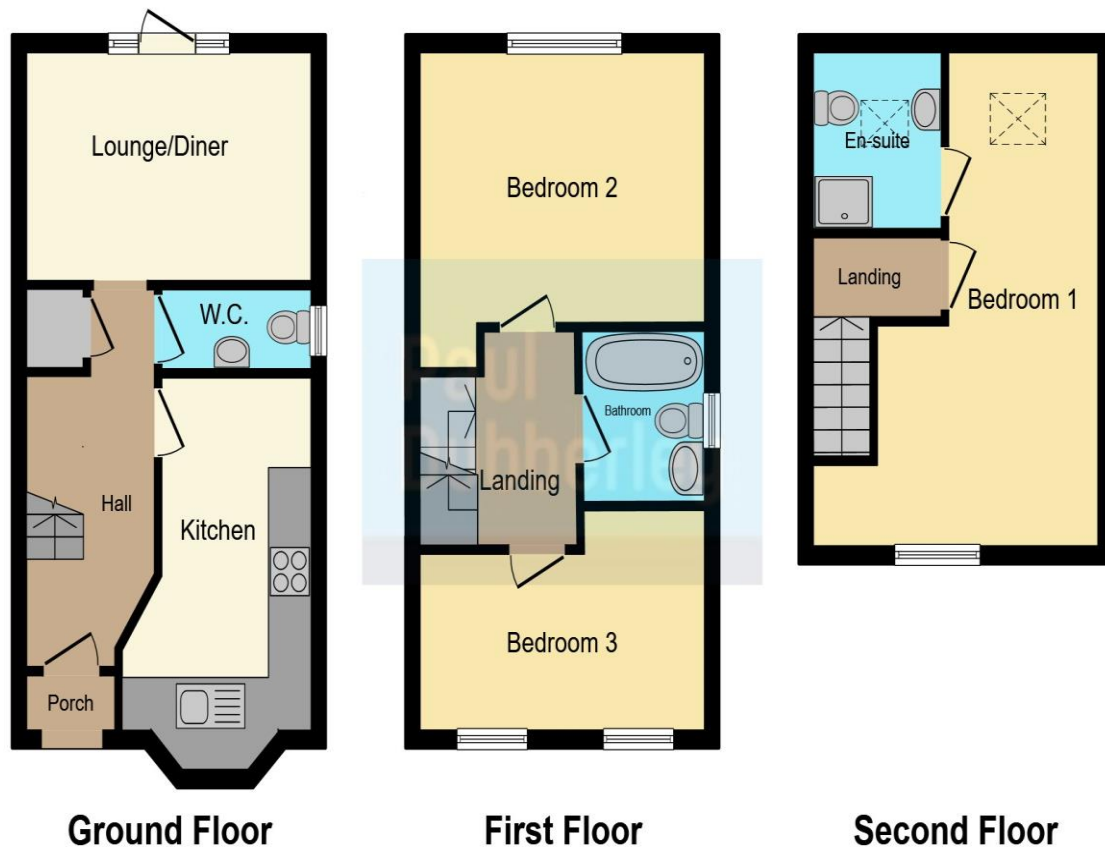
Private Right of way at rear - There is an easement on the title, please enquire with the branch'.

The vendor has advised us that there are additional charges for



Gates & Grounds
£192 pa - Grounds
£30 pa - Gate Service
£16 pa - Insurance
£20 pa - Electric





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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Property Ref: PTI104585 - 0005
 Tenure:Freehold EPC Rating: C
 Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PTI104585



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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