

for sale

offers over **£225,000** Freehold



Cupfields Avenue Tipton DY4 0RE

BEAUTIFULLY PRESENTED CORNER PLOT Semi Detached FAMILY HOME In an **EXCELLENT LOCATION**, close to **ALL AMENITIES**.
Comprising of Lounge, Dining Room, Fitted Kitchen, Three Bedrooms, Family Bathroom, Gardens and **LARGE CRETE PRINT DRIVEWAY**,
VIEWING HIGHLY RECOMMENDED

Cupfields Avenue Tipton DY4 0RE

Entrance Hallway

Having Stairs To First Floor

Lounge

13' 9" max x 13' 5" max (4.19m max x 4.09m max)

Fully Fitted Kitchen

16' 9" x 8' 6" (5.11m x 2.59m)

Dining Room

14' 9" x 9' 10" (4.50m x 3.00m)

On The First Floor

Landing

Bedroom One

10' 6" x 9' 10" (3.20m x 3.00m)

Bedroom Two

11' 2" x 8' 2" (3.40m x 2.49m)

Bedroom Three

8' 6" x 8' 2" (2.59m x 2.49m)

Family Bathroom

Outside

To Front

Crete Print Driveway

suitable for multiple Vehicles

To Rear

Garden

Being Block paved for low maintenance

Agents Note

There is an existing Right of Way at the property, please enquire with the branch for further details







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: PT1104337 - 0002

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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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.

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