

for sale

offers over **£230,000** Freehold



Waterfield Close Tipton DY4 8BB

STUNNING EXTENDED SEMI DETACHED Family Home In A Much SOUGHT AFTER AREA (Foxyards Estate) Lounge, Fully Fitted Kitchen/Diner, Downstairs Family Bathroom, 2 Bedrooms, BEAUTIFULLY PRESENTED REAR GARDEN, OUTBUILDING/OFFICE SPACE, GARAGE + DRIVEWAY ! MUST BE VIEWED !

Waterfield Close Tipton DY4 8BB

Reception Hall

with stairs to first floor

Lounge

14' 2" max x 10' 5" max (4.32m max x 3.17m max)

Fully Fitted Kitchen/Diner

18' 1" max x 8' 6" max (5.51m max x 2.59m max)

Downstairs Family Bathroom

On The First Floor

Landing

Bedroom One

14' 4" max x 10' 3" max (4.37m max x 3.12m max)

Bedroom Two

14' 3" max x 10' 7" max (4.34m max x 3.23m max)

Outside

To Front

Driveway

Garage

 Roller Shutter Door & Electrics

To Rear

Outbuilding/Bar/Office Space

With full electrics and currently having a Bar and Seating area.

Garden

 Having Astro Turf

Agents Notes

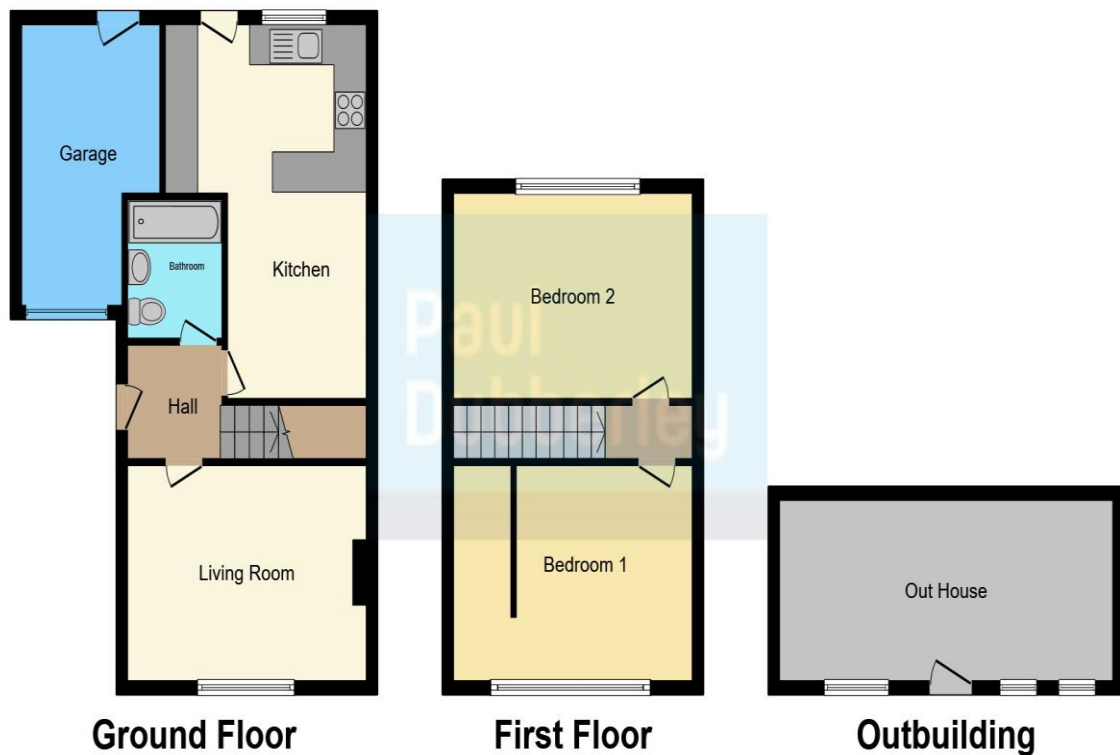
This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions.

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.







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: PTI104779 - 0003

Tenure:Freehold EPC Rating: G

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PTI104779



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.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk