

for sale

£210,000 Freehold



Cophall Street TIPTON DY4 7JQ

WELL PRESENTED SEMI DETACHED Family Home IDEAL FOR A FIRST TIME BUYER or as a BUY TO LET INVESTMENT. Occupying a Great Location with all amenities close at hand. 3 Bedrooms, Lounge, Dining Room, Fitted Kitchen, Family Bathroom, Good Sized Rear Garden. **VIEWING HIGHLY RECOMMENDED.**

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Reception Hall

With Stairs to First Floor

Lounge

14' max x 10' 2" max (4.27m max x 3.10m max)

Dining Room

12' max x 8' 2" max (3.66m max x 2.49m max)

Fitted Kitchen

9' 5" max x 8' 8" max (2.87m max x 2.64m max)

On The First Floor

Landing

Bedroom One

11' 4" max x 11' 2" max (3.45m max x 3.40m max)

Having Built in wardrobe

Bedroom Two

12' 4" max x 8' 10" max (3.76m max x 2.69m max)

Having Built in wardrobe

Bedroom Three

9' 6" max x 7' 2" max (2.90m max x 2.18m max)

Family Bathroom

Toilet

Outside

To Front

Garden

Having small wall and hedge

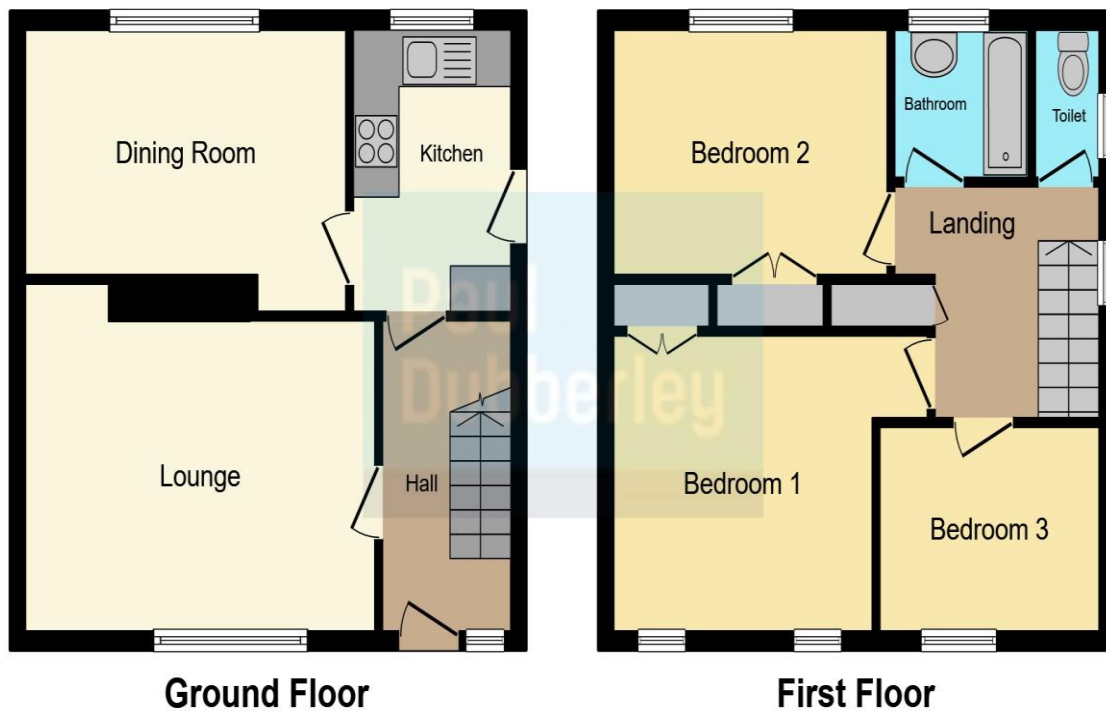
To Rear

Enclosed Rear Garden

Having grass & patio







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: PT1104334 - 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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