

for sale

offers in excess of **£240,000** Freehold



## Brookfield Way TIPTON DY4 0NE

**BEAUTIFULLY PRESENTED Modern SEMI DETACHED Family Home Making an IDEAL FIRST TIME PURCHASE** In a quiet residential area of Tipton. Having a Lounge, Fitted Kitchen, Two Bedrooms, Family Bathroom, Garage with Utility Area, Driveway & Gardens with **EXCELLENT TRANSPORT LINKS.**

# Brookfield Way TIPTON DY4 0NE

## Reception Hall

Having stairs to first floor

## Lounge

12' 8" Max x 13' 4" Max ( 3.86m Max x 4.06m Max )

## Fully Fitted Kitchen / Diner

15' 4" Max x 9' 3" Max ( 4.67m Max x 2.82m Max )

Built in Cupboard

## On The First Floor

**Landing** Having Built in Cupboard

## Bedroom One

12' 1" Max x 10' 4" Max ( 3.68m Max x 3.15m Max )

Extensive Built in Wardrobes/Storage

## Bedroom Two

7' 1" Max x 10' 5" Max ( 2.16m Max x 3.17m Max )

## Family Bathroom

7' 4" x 5' 2" ( 2.24m x 1.57m )

## Outside

## To Front

## Driveway & Garden

## Garage

17' 8" x 9' 8" ( 5.38m x 2.95m )

Having Utility Area

## To Rear

## Beautifully Presented Gardens

Having lawn, Patio & Seating Area







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](http://www.focalagent.com)

To view this property please contact Paul Dubberley on

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Property Ref: PT1103214 - 0003  
 Tenure: Freehold EPC Rating: C  
 Council Tax Band: B

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