

for sale

£230,000 Freehold



Gospel Oak Road Tipton DY4 0DW

WELL PRESENTED SEMI DETACHED Family Home EXCELLENT Size Family Accommodation for which VIEWING HIGHLY RECOMMENDED ! Having OPEN PLAN Lounge/Diner, Fully Fitted Kitchen, 3 bedrooms, Family Shower Room, Large Driveway, Rear Garden. CLOSE TO LOCAL SCHOOLS

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Porch

Entrance Hall

Having Stairs to First Floor & understeer storage cupboard

Open Plan Lounge

11' 8" max x 10' 8" max (3.56m max x 3.25m max)

Dining Area (open Plan)

12' 1" max x 9' 8" max (3.68m max x 2.95m max)

Having patio door to rear

Fully Fitted Kitchen

18' 7" x 6' 5" (5.66m x 1.96m) Door to rear garden

On The First Floor

Landing

Bedroom One

11' 8" max x 9' 8" max (3.56m max x 2.95m max)

Having built in Wardrobes

Bedroom Two

12' max x 9' 8" max (3.66m max x 2.95m max)

Having built in Wardrobes

Bedroom Three

8' 3" max x 6' 2" max (2.51m max x 1.88m max)

Having built in Wardrobes

Family Shower Room

having Double walk in Shower

Outside

To Front

Driveway For Multiple Vehicles

To Rear

Gardens Having Excellent size Lawn and a Patio area

Agents Note :

This property is in a former mining area, i t will be beneficial to conduct a mining search, please speak with your conveyancer - Coal Mining Report Available to View - Please contact the Branch







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: PTI104826 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PTI104826



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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