

for sale

£280,000 Freehold



Toll End Road Tipton DY4 0HF

MODERN END TOWN HOUSE in A GREAT LOCATION - IDEAL FAMILY HOME or BUY TO LET INVESTMENT - CURRENTLY tenanted with a Rental Payment of £1550 pcm. Lounge, Kitchen/Diner, 4 bedrooms with En-Suite to Master bedroom, Family Bathroom, Downstairs W.C, Gardens, Parking at Rear.

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Reception Hall Having Stairs to first Floor

Guest Cloakroom

Lounge

16' 5" max x 10' 3" max (5.00m max x 3.12m max)

Fully Fitted Kitchen/Diner

17' 10" max x 15' 9" max (5.44m max x 4.80m max)

Patio Door to rear

On The First Floor

Landing Having Stairs to 2nd Floor

Bedroom Two

16' 9" max x 8' 8" max (5.11m max x 2.64m max)

Bedroom Three

13' 1" x 8' 11" (3.99m x 2.72m)

Bedroom Four

11' 4" max x 8' 2" max (3.45m max x 2.49m max)

Family Bathroom with separate Shower

On The Second Floor

Landing

Bedroom One

24' 7" max x 13' 1" max (7.49m max x 3.99m max)

having fitted wardrobes

En-Suite Shower Room

Outside

To Front Small Lawn area with path behind front decorative railings

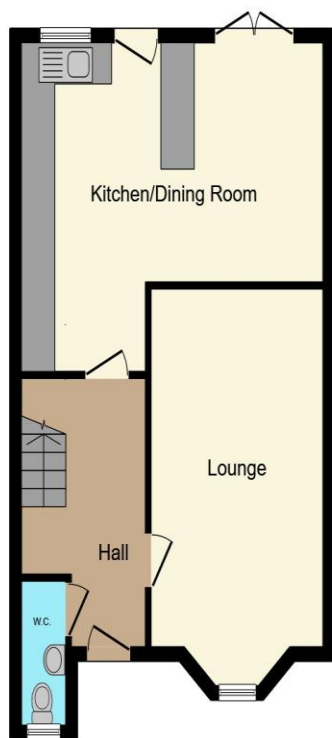
To Rear

Garden With Lawn gate to rear parking area

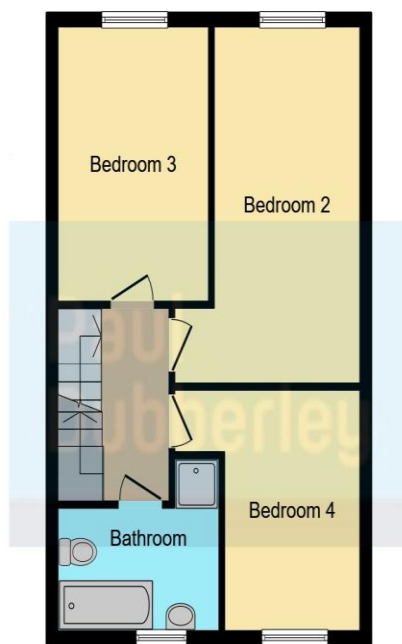
Rear Parking Area



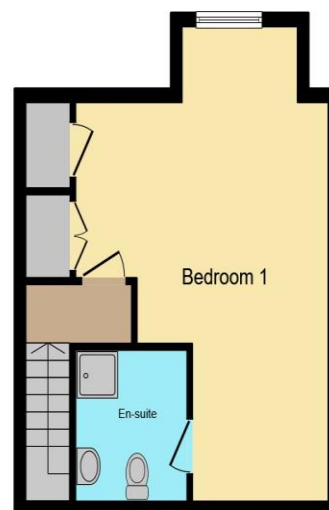




Ground Floor



First Floor



Second Floor

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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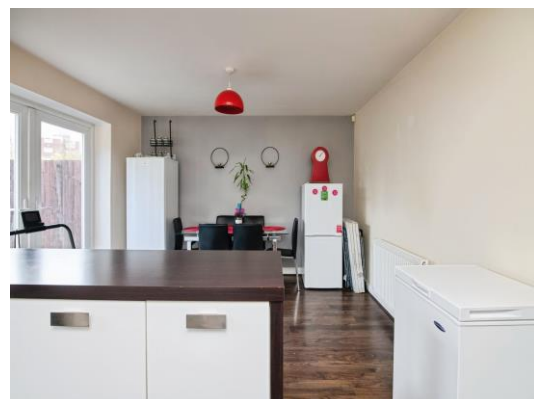
73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PTI104831 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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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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