

for sale

offers over **£200,000** Freehold



Moat Road Tipton DY4 9PS

Traditional SEMI DETACHED FAMILY HOME in a SOUGHT AFTER LOCATION. IDEAL FOR A FIRST TIME BUYER !! Lounge/Dining Room, Fitted Kitchen, 3 Bedrooms, Family Shower Room, GARAGE & LARGE DRIVEWAY, viewing is highly recommended.

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Entrance Hall

with Stairs to First Floor

Lounge Area

13' 6" max x 11' 4" max (4.11m max x 3.45m max)

Dining Area

17' 4" max x 10' 4" max (5.28m max x 3.15m max)

Fitted Kitchen

15' 6" max x 10' 6" max (4.72m max x 3.20m max)

having Door to Garage

On The First Floor

Landing

Bedroom One

9' 9" max x 7' 3" max (2.97m max x 2.21m max)

Having Fitted Wardrobes

Bedroom Two

11' 4" max x 10' 4" max (3.45m max x 3.15m max)

Bedroom Three

6' 9" max x 6' 2" max (2.06m max x 1.88m max)

having Central heating boiler

Family Shower Room

Having Walk in Shower

Outside

To Front

Large Driveway

To Rear

Rear Garden

Having lawn & 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: PTI104784 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PTI104784



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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