

for sale

£350,000 Freehold



Parish Drive Tipton DY4 7PH

SUPERBLY PRESENTED MODERN DETACHED FAMILY HOME ON A HIGHLY SOUGHT AFTER DEVELOPMENT & in a CUL-DE-SAC LOCATION. Having Lounge, Fully Fitted kitchen/Diner, Guest Toilet, 3 BEDROOMS, Family Bathroom + En Suite (to Bed 1) Gardens, Driveway and Detached Garage. VIEWING IS HIGHLY RECOMMENDED.

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Entrance Hallway

Having Stairs to First Floor and a spacious under stairs cupboard for storage

Lounge

15' 7" max x 12' 2" max (4.75m max x 3.71m max)
spacious living space with patio doors to the garden

Fully Fitted Kitchen/Diner

15' 6" x 9' (4.72m x 2.74m)
Modern high gloss kitchen with intergrated electric oven, gas hob, fridge and freezer

Downstairs Toilet

Toilet and Sink

On The First Floor

Landing

With airing cupboard for storage

Bedroom One

12' 3" max x 9' max (3.73m max x 2.74m max)
double front facing room

En Suite Shower Room

toilet sink and double shower cubicle

Bedroom Two

9' 3" x 8' 5" (2.82m x 2.57m)
double room with window to front

Bedroom Three

9' x 6' 4" (2.74m x 1.93m)
single room with window to the garden

Family Bathroom

toilet, sink and bath tub



Outside

To Front

Driveway

Rear Garden

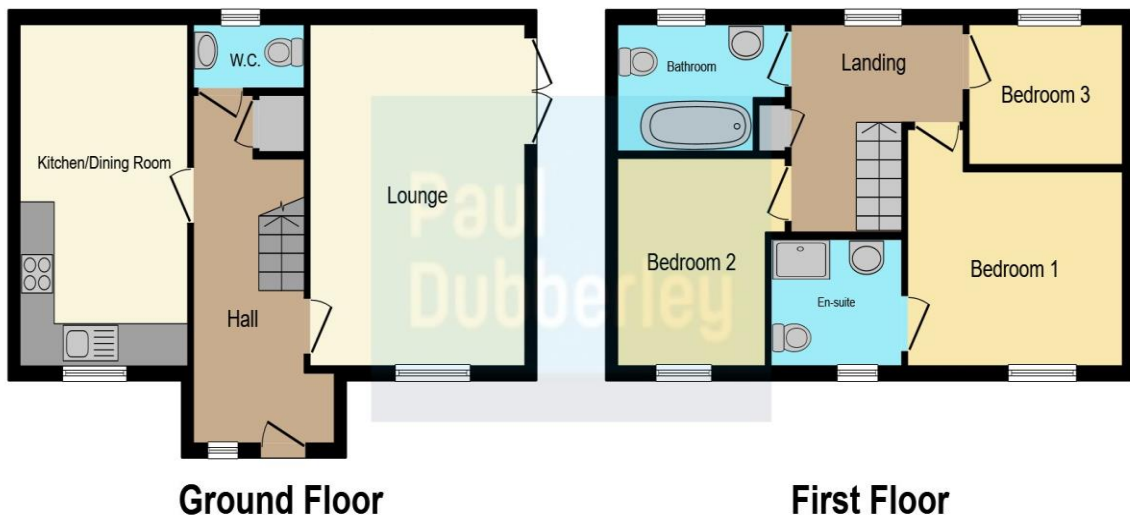
well landscaped, slabbed area to front and rear with seating area and path to rear gate leading to the detached garage

Detached Garage

Agents Note:-

The sellers advise that they pay £220 per annum as a contribution towards upkeep (Communal Areas, grass cutting ect)





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

T 0121 522 3733
E greatbridge@pauldubberley.co.uk

73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PTI104862 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PTI104862



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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