

for sale

offers over **£325,000** Freehold



**Parish Drive Tipton DY4 7PH**

Welcome to Parish Drive - a modern and beautifully presented three-bedroom detached home, perfectly positioned within a quiet and highly sought-after cul-de-sac.

We would also like to mention that this property is **CHAIN FREE!**

# Parish Drive Tipton DY4 7PH

## 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 integrated 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

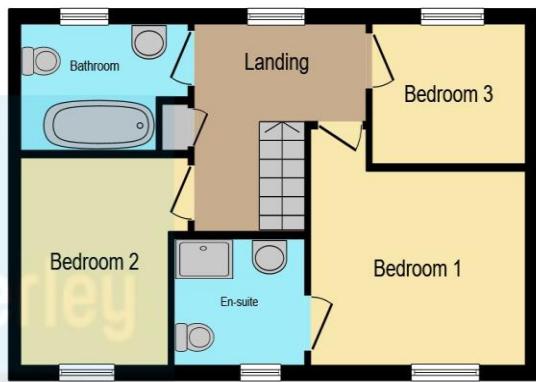
### Agents Note:-

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





**Ground Floor**



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

To view this property please contact Paul Dubberley on

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Property Ref: PTI104862 - 0009

Tenure:Freehold EPC Rating: C

Council Tax Band: C

**view this property online [PaulDubberley.co.uk/Property/PTI104862](http://PaulDubberley.co.uk/Property/PTI104862)**



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