

for sale

offers over **£260,000** Freehold



Woodcroft Avenue Tipton DY4 8AE

BEAUTIFULLY PRESENTED DETACHED FAMILY HOME in a **POPULAR LOCATION**, close to **ALL LOCAL AMENITIES**. having Lounge, Dining Room, 3rd Reception Rooms 2 bedrooms, Study/Storage Room, Downstairs Bathroom (Upgrade Required) + Family Shower Room, Driveway, Garage, Gardens. **VIEWING HIGHLY RECOMMENDED !**

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Porch

leading into

Entrance Hall

Having stairs to first floor and understairs storage cupboard

Lounge

13' 8" max x 12' 1" max (4.17m max x 3.68m max)

Having Log Burner

Third Reception Room

14' 3" x 12' 9" (4.34m x 3.89m)

Dining Room

9' 2" x 5' 1" (2.79m x 1.55m)

Downstairs Family Bathroom

a potential new owner may wish to upgrade the Bathroom,

Fully Fitted Kitchen

15' 8" x 8' 4" (4.78m x 2.54m)

Door to rear Garden

Boiler Room/Storage

On The First Floor

Landing

Bedroom One

12' 2" max x 9' 9" max (3.71m max x 2.97m max)

Having Fitted Wardrobes

Bedroom Two

13' max x 9' 1" max (3.96m max x 2.77m max)

Having Fitted Wardrobes

Study/Storage Room

7' 9" x 5' 9" (2.36m x 1.75m)

Note:- Restricted Head Height/sloping Ceiling

Family Shower Room



Outside

To Front

Driveway

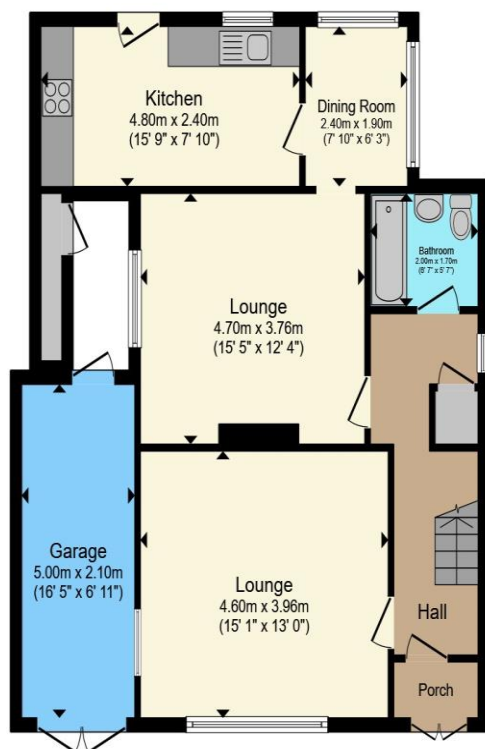
Garage

To Rear

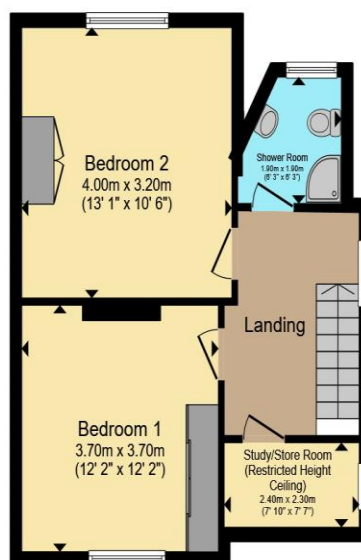
Garden

Mature Garden Having Lawn, Block paving and gate to front





Ground Floor



First Floor

Total floor area 123.5 m² (1,329 sq.ft.) approx

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.propertybox.io

**Paul
Dubberley**

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Property Ref: PTI104915 - 0005

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: D

view this property online PaulDubberley.co.uk/Property/PTI104915



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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