

**for sale**

offers in excess of

**£350,000 Freehold**



**Brookfield Way TIPTON DY4 0NE**

Modern DETACHED Family Home Located in a SOUGHT AFTER AREA, Having a Lounge & Dining Room, Conservatory, Four Bedrooms, Family Bathroom & Downstairs Shower Room, Large Driveway, Rear Garden, Garden Office/Storage Room

# Brookfield Way TIPTON DY4 0NE

## Entrance Porch

Having Stairs to First Floor

## Lounge

14' 4" max x 11' 7" max ( 4.37m max x 3.53m max )

## Dining Room

10' 7" max x 8' 6" max ( 3.23m max x 2.59m max )

door to conservatory

## Conservatory

9' 1" max x 8' 7" max ( 2.77m max x 2.62m max )

Having door to rear garden

## Fully Fitted Kitchen

13' 6" max x 10' 7" max ( 4.11m max x 3.23m max )

Having Door to rear Garden

## Pantry

6' max x 2' 7" max ( 1.83m max x 0.79m max )

Leading to Downstairs Shower Room

## Downstairs Shower Room

## First Floor

### Landing

Having Cupboard for Boiler

### Bedroom One

12' 5" max x 8' 7" max ( 3.78m max x 2.62m max )

Having built in Storage Cupboards

### Bedroom Two

11' 3" max x 7' 8" max ( 3.43m max x 2.34m max )

Having Built in Wardrobes

### Bedroom Four

7' 9" max x 6' 9" max ( 2.36m max x 2.06m max )

Having Built in Wardrobes

### Bedroom Three (downstairs)

10' 9" max x 7' 2" max ( 3.28m max x 2.18m max )

Having Built in Wardrobe

## Family Bathroom



## Outside

### To Front

#### Large Driveway

### To Rear

#### Garden

having Patio Area and Lawn, Gate to Side and Garden Office/Storage Room

#### Garden Office/Storage Room

Having Electrics & Double Glazing - Ideal Home Office Space



To view this property please contact Paul Dubberley on

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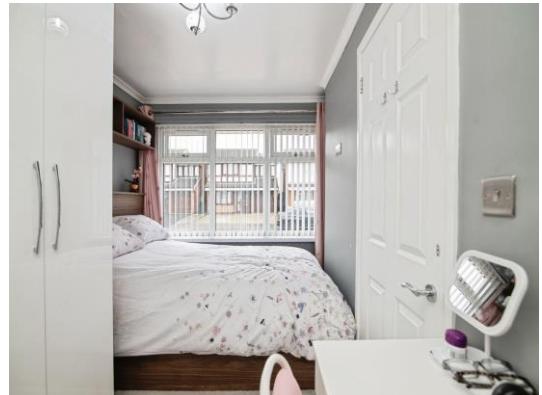
**73 Great Bridge**  
**TIPTON DY4 7HF**

Property Ref: PTI103254 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: D

**[view this property online PaulDubberley.co.uk/Property/PTI103254](http://www.pauldubberley.co.uk/Property/PTI103254)**



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