

for sale

offers over **£200,000** Freehold



## Sannders Crescent Tipton DY4 7NU

Superbly Presented Semi Detached 2.5 Storey Town House offering the benefit of Upvc Double Glazing & Gas Central Heating. Ideal Good Size Family Accommodation with 3 Double Bedrooms and in a Great Location with all amenities close to hand.

# Sannders Crescent Tipton DY4 7NU

## Reception Hall

stairs off to first floor, store cupboard, radiator

## Guest Cloakroom

low level w.c. wash hand basin, upvc double glazed window, radiator

## Lounge

17' 8" x 13' ( 5.38m x 3.96m )

upvc double glazed sliding patio doors to conservatory, feature fireplace, radiator, feature flooring

## Conservatory

upvc double glazed windows, upvc double glazed French doors to rear garden

## Fitted Kitchen

11' 7" x 6' ( 3.53m x 1.83m )

inset sink unit, fitted base and drawer cupboards, roll top working surfaces, tiled surrounds, built in oven, fitted hob, extractor hood, appliance space, wall cupboards, central heating boiler, tiled floor, upvc double glazed window



## On The First Floor

### Landing

stairs off to second floor

### Bedroom Two

13' x 9' 9" ( 3.96m x 2.97m )

upvc double glazed window, radiator, fitted wardrobes, airing cupboard

### Bedroom Three

13' x 8' 8" ( 3.96m x 2.64m )

2 upvc double glazed windows, radiator, fitted wardrobes

### Family Bathroom

6' 6" x 5' 8" ( 1.98m x 1.73m )

panelled bath, wash hand basin, low level w.c. tiled surrounds, radiator



## On The Second Floor

### Bedroom One

19' 3" max x 13' max ( 5.87m max x 3.96m max )

upvc double glazed bay window, loft hatch, fitted wardrobes, velux window

### En Suite Shower Room

shower cubicle, wash hand basin, low level w.c. velux window, tiled surrounds

### Outside

To the Rear: Easy To Maintain Garden with Artificial Lawn

### Garage

16' 9" x 8' 8" ( 5.11m x 2.64m )





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

To view this property please contact Paul Dubberley on

**T 0121 522 3733**  
**E [greatbridge@pauldubberley.co.uk](mailto:greatbridge@pauldubberley.co.uk)**

73 Great Bridge  
 TIPTON DY4 7HF

Property Ref: PTI102114 - 0003

**Tenure:** Freehold

**EPC Rating:** C

**view this property online** [PaulDubberley.co.uk/Property/ref-PTI102114](http://PaulDubberley.co.uk/Property/ref-PTI102114)



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.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)