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.





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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

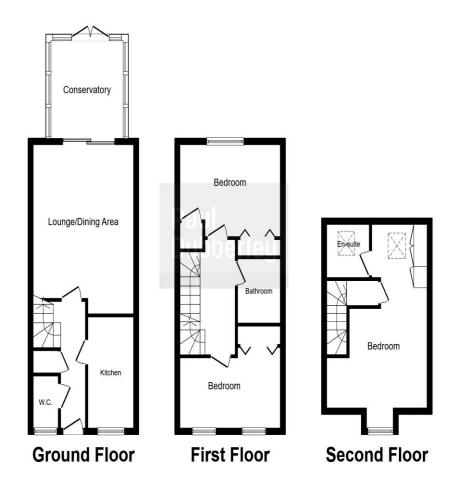
16' 9" x 8' 8" (5.11m x 2.64m)











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

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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: PTI102114 - 0003

Tenure: Freehold EPC Rating: C

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^{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.