



33 Richard Bradley Way, Tipton, West Midlands, DY4 9FD

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A modern detached, three bedroom family home which has undergone a number of changes during the current owner's tenure. It benefits from a detached single garage with off road parking and an enclosed rear garden. The internal accommodation has been re-modelled and now boasts an open plan living and kitchen dining arrangement which is ideally suited to the needs of a modern family and is presented to the highest of standards. The three double bedrooms are well proportioned with the principal bedroom having a dressing room (formerly an en-suite which can be changed back). There is a separate, fashionably

LOCATION

Richard Bradley Way is situated within a popular, modern development in a convenient and easily accessible location close to the well renowned and reputed Pie Factory. Tipton provides a full range of local facilities, including rail services with direct connections to Birmingham, and the area is well served by schooling. There is convenient access to the Birmingham New Road thus providing an excellent commute into Wolverhampton, Oldbury, Dudley and Birmingham.

DESCRIPTION

Richard Bradley Way is a modern detached family home which has undergone a number of changes during the current owner's tenure. It benefits from a detached single garage with off road parking and an enclosed rear garden. This has been landscaped for ease of maintenance. The internal accommodation has been re-modelled and now boasts an open plan living and kitchen dining arrangement, which is more suited to the needs of a modern family and is presented to a high standard. The three double bedrooms are well proportioned with the principal bedroom having a dressing room (formerly an en-suite which can be changed back). There is a separate, fashionably appointed, family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The composite door gives access to the LOUNGE AREA which has windows to the front and rear elevation, fitted electric log effect fire with surround and wiring for ceiling light. The KITCHEN is fitted with a range of high quality wall and base units with complementary working surfaces, incorporating a large breakfast bar, inset sink with mixer tap. There are spaces for a number of appliances including Range style oven,

American style fridge freezer, wine rack, plumbing for washing machine and dishwasher and tumble dryer. There is a window to the front elevation and french doors opening into the rear garden.

A Staircase with wooden balustrades rises to the FIRST FLOOR LANDING, which has a loft access and an airing cupboard which houses the hot water system and pump. The PRINCIPAL BEDROOM has fitted wardrobes, window to the front elevation and access to a DRESSING ROOM, fitted with hanging rails, shelving and dressing table with mirror. This can be converted back into an en-suite shower room with relative ease. There are TWO FURTHER DOUBLE BEDROOMS, one of which has fitted wardrobes, desk and shelving. The FAMILY BATHROOM is fitted with a modern white suite comprising bath with shower over and glazed screen, low level w/c and vanity wash hand basin, tiling to the floor and walls and an opaque window to the rear elevation.

OUTSIDE

There is a driveway to the side of the property which gives access to a detached SINGLE GARAGE with elevating door. The rear garden is accessed through a side gate and which benefits from a paved patio, further gravelled patio, lawned area and fencing to the boundaries.

SERVICES

We are informed by the Vendors that all main services are installed. COUNCIL TAX BAND - C
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne

13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
01902 747744

tettenhall@berrimaneaton.co.uk

22/23 Whitburn Street
Bridgnorth
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WV5 9DP
01902 326366

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www.berrimaneaton.co.uk

Offers around
£215,000

EPC: C

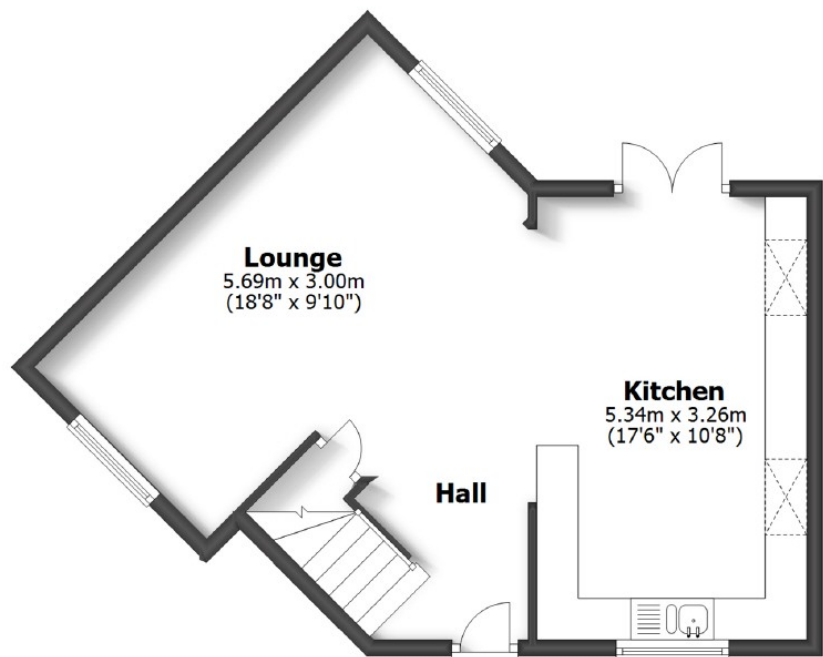
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



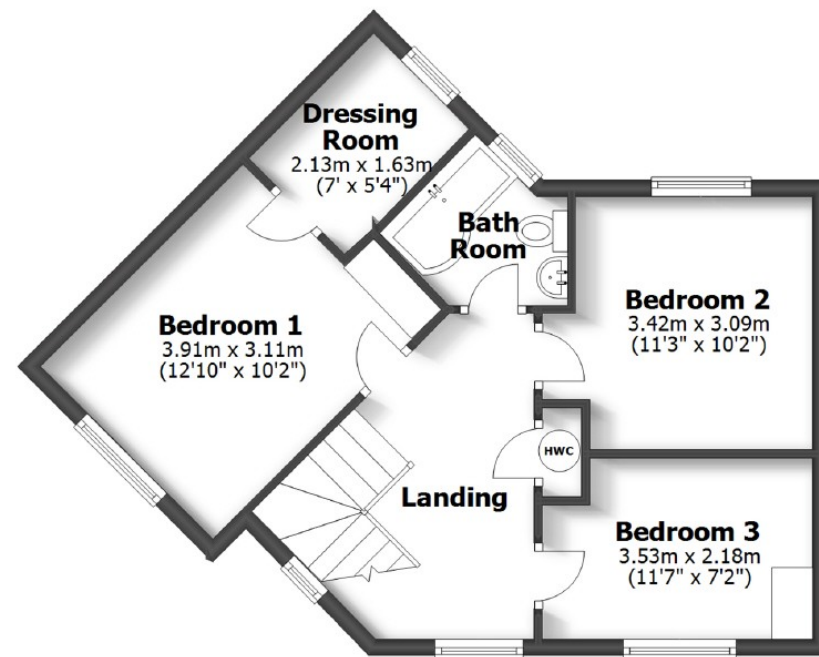
**33 RICHARD BRADLEY WAY
TIPTON**

HOUSE: 90.1sq.m. 969sq.ft.
 GARAGE: 14.2sq.m. 153sq.ft.
TOTAL: 104.3sq.m. 1122sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

