

PTN Estates

Residential Sales & Lettings



64 Upper Church Lane, , Tipton, DY4 9NB

£200,000

Welcome to Upper Church Lane, Tipton - a charming location for this delightful house that could be your next dream home!

Available with no chain, this freehold property boasts a large driveway, perfect for parking multiple vehicles with ease. As you step inside, you'll be greeted by two spacious reception rooms, offering plenty of space for entertaining guests or simply relaxing with your loved ones.

The large kitchen is a focal point of this home, providing ample room for cooking up delicious meals and creating lasting memories. With gas central heating and UPVC double glazing throughout, you can stay warm and cosy during the colder months while enjoying the natural light that floods in through the windows.

Upstairs, you'll find three good-sized bedrooms, ideal for creating your own personal sanctuary or accommodating a growing family. Whether you're looking for a peaceful retreat or a place to host gatherings, this property offers the space and comfort you desire.

Complete with Gas central heating and upvc double glazing throughout a family bathroom, garage and landscaped rear garden

Don't miss out on the opportunity to make this house your own - schedule a viewing today and envision the possibilities that await you at this wonderful property in Upper Church Lane, Tipton.

Council Tax Band A

Approach

Set back from the road via a large tarmac and paved driveway ample for up to 3 vehicles with side access to the garage and UPVC front door leading to the UPVC porch

Porch 1.8 x 0.9

UPVC porch with tiled floor, electricity, wall light and UPVC front door

Entrance Hall 1.4 x 2.6 (widest point)

Entered via UPVC front door complete with ceiling light point, gas central heated radiator and stairs rising to 1st floor landing

Bathroom 1.8 x 1.6

Completely three-piece suite and vanity unit, double power shower, ceiling light point and gas central heated ladder style radiator, UPVC obscure window to side elevation and fully tiled walls

Dining Room 1.2 x 3.3 (widest point)

Complete with double gas central heating radiator, two x UPVC double glazed windows to the side of elevation ceiling light point and under stairs storage cupboard with sliding doors to access the kitchen

Kitchen 5.8 x 2.9

Kitchen complete with ceiling fan light point and insert spotlights, wall and floor units with roll edge work tops, stainless steal double sink and drainer, UPVC double glazed window to rear elevation and UPVC door glazed French doors to rear elevation, gas central heating radiator, loft hatch, plumbing for automatic washing machine and dishwasher, Worcester boiler and access to garage, lounge and dining room

Lounge 3.2 x 4.7 (widest point)

Living room complete with insert gas fire and surround, double gas central heated radiator, UPVC double glazed window to front elevation ceiling light point and wall lights

Garage 2.9 x 6.9

Garage access by UPVC door from kitchen and UPVC double doors to front elevation, complete with strip lighting, electricity and UPVC door to rear garden plus UPVC French doors to rear garden and UPVC window to rear elevation. Current vendors had started a project to transform garage into a summer house however this is not yet complete

Landing

Complete with with ceiling light point, loft access hatch and UPVC double glazed window to side elevation

Bedroom 1 3.2 x 4.9 (widest point)

Complete with UPVC double glazed windows to both front and rear elevation, ceiling light point, double gas central heating radiator and built-in storage cupboard

Bedroom 2 2.9 x 2.3

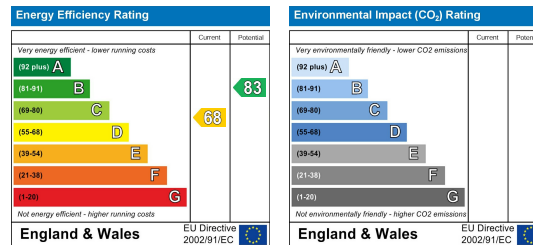
Complete with UPVC double glazed window to rear elevation, ceiling light point and gas central heating radiator

Bedroom 3 3.4 x 2.6 (widest point)

Complete with ceiling light point, UPVC double glazed window to front elevation, gas central heated radiator and fitted wardrobes

Rear Garden

Well matured and landscaped rear garden complete with fully fence borders, raised patio and flowerbeds, dugout pond and lawn area



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive