



Bilston Road, Tipton DY4 0BT

welcome to

Bilston Road, Tipton

- Extended Five Bedroom
- Gated Off Road Parking
- Five Bedrooms
- Master En-suite
- Three Reception Rooms

Tenure: Freehold EPC Rating: E

offers in the region of

£290,000

view this property online shipways.co.uk/Property/DLY102724
see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk



Property Ref:

DLY102724 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Porch

Double glazed window to side and door.

Entrance Hall

Stairs leading to first floor accommodation with tiled floor.

Lounge Area

15' 6" x 12' 8" (4.72m x 3.86m)

Double glazed bay window to front and central heating radiator.

Second Lounge Area

20' 3" max x 11' (6.17m max x 3.35m)

Having patio doors to rear, under stairs storage, wall lights, central heating radiator and doors leading to:

Dining Room

14' 1" x 9' 4" (4.29m x 2.84m)

Double glazed window to rear, double glazed patio doors to rear garden, laminate floor and central heating radiator.

Kitchen

11' 11" x 11' (3.63m x 3.35m)

Double glazed windows to rear and side, range of wall and base units with work surfaces over, sink and drainer, splashback tiles, tiled floor, gas and electric cooker point, cooker hood, plumbing for washing machine and archway leading through to:

Utility

5' 3" x 6' 9" (1.60m x 2.06m)

Having wall units, work surfaces, tiled splashbacks, tiled floor and double glazed window to side.

Third Reception

15' 3" x 10' 10" (4.65m x 3.30m)

Double glazed patio doors to front, double glazed window to side, laminate floor and central heating radiator.

Bedroom One

16' 1" x 11' 5" (4.90m x 3.48m)

Two double glazed windows to front, fitted wardrobe and central heating radiator.

Bedroom Two

16' x 11' 1" (4.88m x 3.38m)

Double glazed window to rear and central heating radiator.

En-Suite

Double glazed window to side, central heating radiator, shower cubicle, part tiled, low level WC, wash hand basin and extractor fan.

Bedroom Three

7' 7" x 10' 11" (2.31m x 3.33m)

Double glazed window to rear and central heating radiator.

Bedroom Four

8' x 8' (2.44m x 2.44m)

Double glazed window to rear and central heating radiator.

Bedroom Five

10' 3" x 10' 11" (3.12m x 3.33m)

Double glazed window to front, fitted wardrobe and central heating radiator.

Bathroom

Double glazed window to side, central heating radiator, bath with shower over, wash hand basin, low level WC and part tiled.

Front

Gated with block paved area and gated side access to rear.

Rear

Enclosed garden with lawn and patio areas.



shipways



01384 238779



dudley@shipways.co.uk



216 High Street, DUDLEY, West Midlands, DY1 1PB



shipways.co.uk