



**Webb Road, Tipton DY4 0LG**



**welcome to**

## **Webb Road, Tipton**

NO UPWARD CHAIN \*\* THREE BEDROOMS \*\* LARGE FAMILY GARDEN \*\* RE-FITTED MODERN KITCHEN \*\* REFITTED BATHROOM \*\* DRIVEWAY \*\*  
POPULAR SCHOOLS \*\* AMENITIES GALORE \*\* TIPTON TRAIN STATION \*\* GREAT FAMILY HOME \*\* DOUBLE GLAZED \*\* CENTRAL HEATED \*\*

### **Entrance Hall**

UPVC double glazed door to front and double glazed window to side with privacy glass. Central heating radiator.

### **Lounge**

14' x 12' 9" ( 4.27m x 3.89m )

Double glazed bow window to front, central heating radiator and laminate flooring.

### **Recently Fitted Kitchen**

16' 10" max x 6' 9" ( 5.13m max x 2.06m )

A range of white high gloss soft close wall and base units with surfaces over incorporating a sink/drainage with mixer tap. Integrated electric oven, gas hob with splash back and hood over. Integrated central heating boiler. Integrated fridge/freezer. Central heating radiator and double glazed window to rear. Door to pantry/cupboard, hallway and garden.

### **Landing**

Access to loft, doors to bedrooms and bathroom.

### **Bedroom One**

13' x 12' 6" max ( 3.96m x 3.81m max )

Double glazed window to front and central heating radiator.

### **Bedroom Two**

10' 1" x 8' 8" ( 3.07m x 2.64m )

Double glazed window to rear and central heating radiator.

### **Bedroom Three**

8' 9" x 6' 7" ( 2.67m x 2.01m )

Double glazed window to front and central heating radiator.

### **Recently Fitted Bathroom**

Bath with mixer shower over and tiling to splash prone areas. W.C and wash hand basin in vanity unit. Heated towel rail and double glazed window to rear with privacy glass.

### **Front Garden**

Driveway to front providing off road parking for one car.

### **Rear Garden**

Good size garden with patio and lawned areas enclosed to boundaries.





***view this property online*** [shipways.co.uk/Property/DLY103035](https://shipways.co.uk/Property/DLY103035)



welcome to

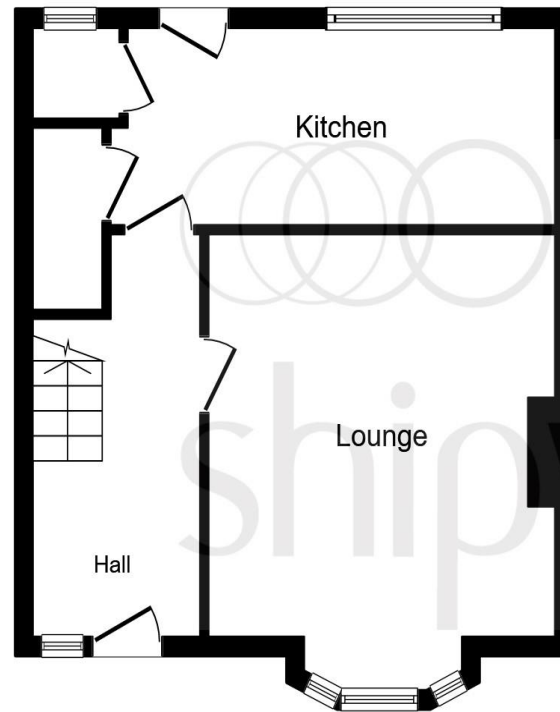
## Webb Road, Tipton

- THREE BEDROOMS
- RENOVATED
- MODERN BREAKFAST KITCHEN
- FRONT LOUNGE
- RE-FITTED BATHROOM

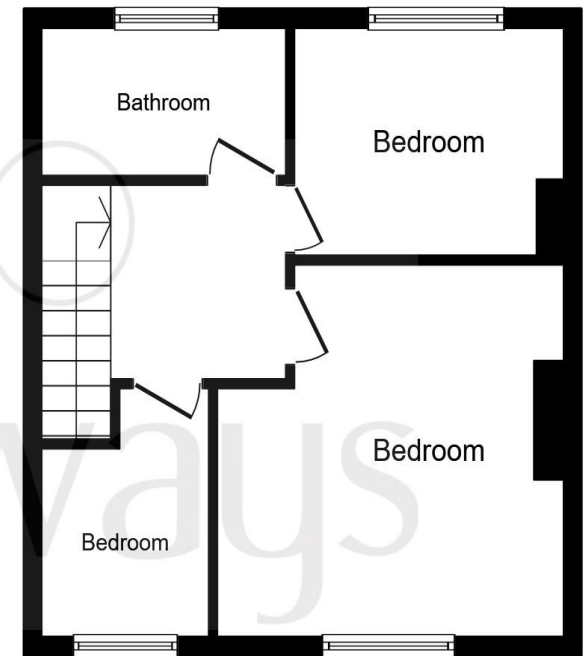
Tenure: Freehold EPC Rating: C

guide price

**£145,000**



Ground Floor



First Floor

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

Powered by audioagent.com

**view this property online** [shipways.co.uk/Property/DLY103035](http://shipways.co.uk/Property/DLY103035)

**see all our properties on** [zoopla.co.uk](http://zoopla.co.uk) | [rightmove.co.uk](http://rightmove.co.uk) | [sequencehome.co.uk](http://sequencehome.co.uk)



Property Ref:  
DLY103035 - 0008

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.



**01384 238779**



[dudley@shipways.co.uk](mailto:dudley@shipways.co.uk)



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



[shipways.co.uk](http://shipways.co.uk)