

for sale

£270,000 Freehold



Castle Road Tipton DY4 8EA

A beautifully presented semi-detached home offering spacious and modern accommodation throughout. Featuring generous living space, a stylish kitchen, well-proportioned bedrooms and private rear garden, this property is ideal for families. Conveniently located close to local amenities,

Castle Road Tipton DY4 8EA

Hallway

Living Room

13' 10" x 10' 9" (4.22m x 3.28m)

Kitchen

13' 2" x 10' 9" (4.01m x 3.28m)

Utility Room

9' 3" x 13' 11" (2.82m x 4.24m)

Conservatory

13' 11" x 10' 10" (4.24m x 3.30m)

Downstairs Wc

Bedroom One

13' 9" x 10' 10" (4.19m x 3.30m)

Bedroom Two

13' 5" x 10' 11" (4.09m x 3.33m)

Bedroom Three

8' 2" x 6' (2.49m x 1.83m)

Loft / Storage Area

15' 8" x 11' 1" (4.78m x 3.38m)

Agents Note

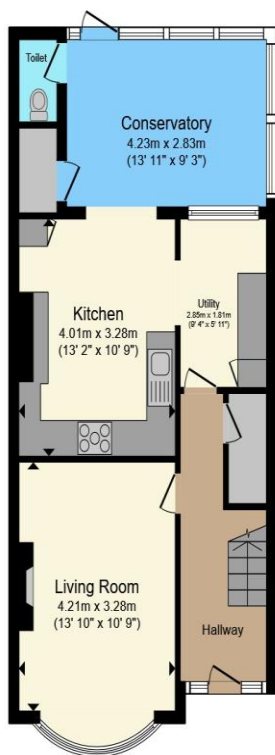
AGENTS NOTE TO BUYERS - Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Title register restrictions (WM761046):

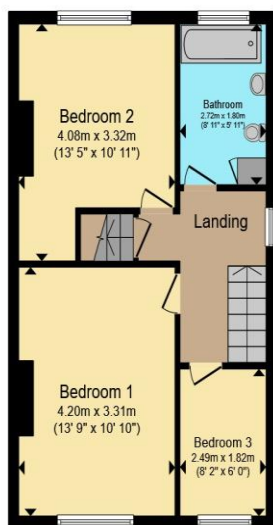
- The owner must not build anything (except for a boundary wall or fence) within 12 feet of Castle Road.
- There was a historical requirement from 1918 to install wood or brick fencing on the North and East sides of the land.
- The owner has given an 'indemnity covenant', which is a formal promise to follow the property's rules and protect the previous owner if those rules are broken.



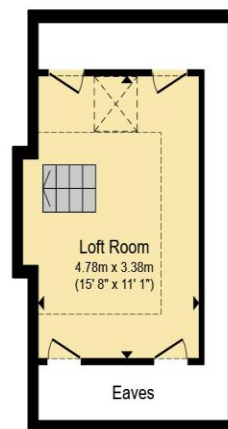




Ground Floor



First Floor



Second Floor

Total floor area 120.1 m² (1,293 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Paul
Dubberley**

To view this property please contact Paul Dubberley on

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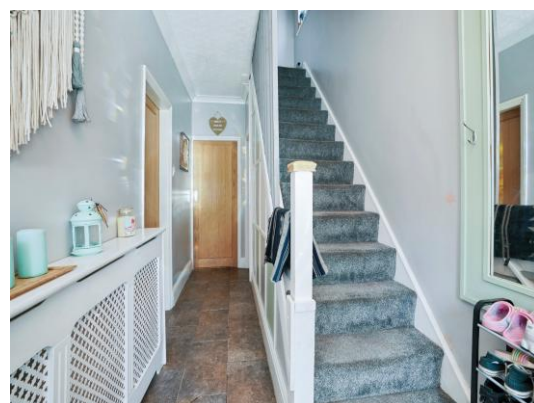
73 Great Bridge
TIPTON DY4 7HF

Property Ref: PTI105299 - 0004

Tenure:Freehold EPC Rating: E

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PTI105299



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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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