

for sale

£325,000 Freehold



Parkers Way Tipton DY4 9EL

Modern and well-presented four-bedroom semi-detached townhouse, ideally positioned at the end of a quiet street. This attractive home benefits from a detached garage and a low-maintenance garden, perfect for easy outdoor living and providing excellent potential for further use (subject to planning).

Parkers Way Tipton DY4 9EL

Entrance Hall

Having Stairs to First floor

Downstairs W.C

Fully Fitted Kitchen

14' 6" x 8' (4.42m x 2.44m)

Lounge

18' 8" x 15' (5.69m x 4.57m)

Having double doors to rear garden & understairs storage cupboard

On The First Floor

Landing

Having built in storage cupboard

Bedroom Two

14' 5" x 8' 5" (4.39m x 2.57m)

Bedroom Three

12' 3" x 8' 5" (3.73m x 2.57m)

Bedroom Four

9' 1" x 6' 5" (2.77m x 1.96m)

Family Bathroom

On The Second Floor

Landing

Having Built in Storage Cupboard

Bedroom One

23' 2" max x 11' 3" max (7.06m max x 3.43m max)

Having Built in Storage Cupboard

En Suite Shower Room



Outside

To Front Driveway To Side

Detached Garage

17' 6" x 9' (5.33m x 2.74m)

having door to rear garden

To Rear

Rear Garden

Having patio area and gate to front

Agents Notes

The sellers advise that they pay £191 per annum as a contribution towards upkeep of the private Road.

Interested parties should satisfy themselves about parking arrangements including

availability, access, proximity and tenure as the vendor had advised the property does not have a dropped kerb.

Title MM51336 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The

property has the right to use all existing pipes, wires, and drains located under neighbouring land for essential services like water, electricity, and sewage.

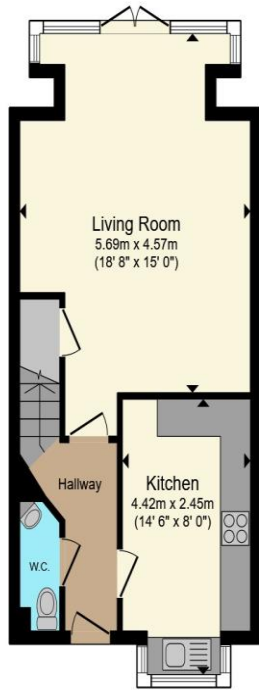
The owner has the right to enter neighbouring land to carry out repairs or maintenance to the house,

The owner cannot sell or transfer the property without a certificate from BDW Trading Limited confirming that certain rules from the original purchase agreement have been followed.

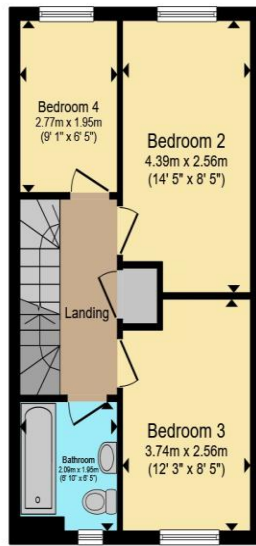
- There are restrictive covenants (legal promises to not do certain things) mentioned in the 2015 Transfer document. These are typically rules set by the developer to maintain the character of the estate.

- The property is subject to provisions that prevent the owner from claiming a legal right to 'light or air', which means they cannot automatically stop a neighbour from building something that might block

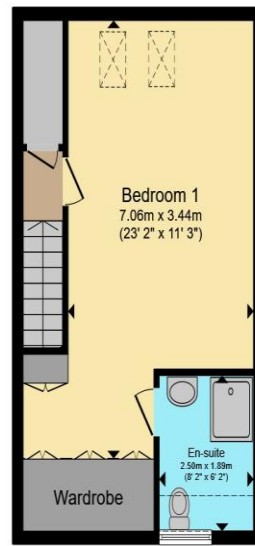




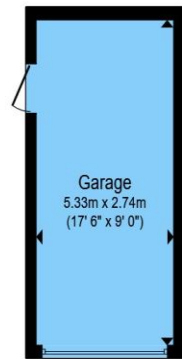
Ground Floor



First Floor



Second Floor



Garage

Total floor area 133.7 m² (1,439 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



To view this property please contact Paul Dubberley on

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Property Ref: PTI105256 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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