

for sale

£260,000 Freehold



Horseley Heath Tipton DY4 7AH

MODERN MID TOWN HOUSE IN AN EXCELLENT LOCATION offering the benefit of **SUPERBLY PRESENTED SPACIOUS** Family Accommodation **WITH 4 BEDROOMS**, CLOSE TO ALL LOCAL SCHOOLS, EXCELLENT TRANSPORT LINKS & ALL AMENITIES - Viewing is Highly Recommended.

Horseley Heath Tipton DY4 7AH

On The Ground Floor

Entrance Hall

having stairs to first floor & storage cupboard

Bedroom Three

11' 10" x 9' 8" (3.61m x 2.95m)

Having built in wardrobes

En Suite Shower Room

having double shower cubicle

Bedroom Four/Office

11' 11" x 9' 2" (3.63m x 2.79m)

Having patio door to rear garden

Utility Room

Having door to rear garden

On The First Floor

Landing

Having Stairs to Second Floor

Lounge/Diner

17' 10" max x 16' 1" max (5.44m max x 4.90m max)

Being 'L' Shaped and having Juliet Balcony to front

Fully Fitted Kitchen

16' 1" x 11' 1" (4.90m x 3.38m)

On Second Floor

Bedroom One

14' 4" x 11' 5" (4.37m x 3.48m)

having Built in wardrobes

En Suite Shower/Bathroom

having Single Shower cubicle and separate bath

Bedroom Two

12' x 11' 2" (3.66m x 3.40m)

having built in Wardrobes



En Suite Shower Room

Having Double Shower cubicle

Outside

To Front

Small garden area

To Rear

Rear Garden

having lawn, patio area, pathway to garage and gate to rear for parking area

Garage

Agents Notes

Title WM924720 contains beneficial rights or easements

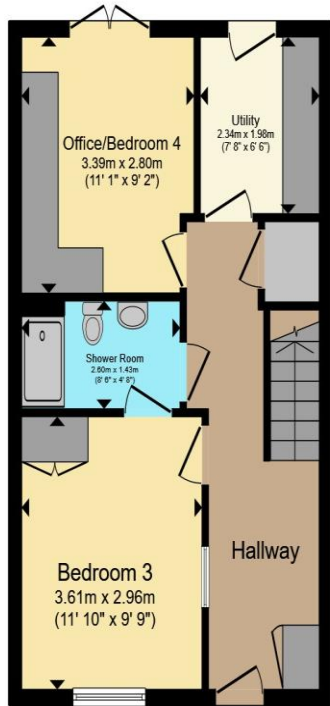
Here is a summary but a property lawyer can advise further:- The property benefits from certain legal rights granted in the 2007 Transfer document.

The local Council has the right to run service pipes and cables (such as for water and electricity) under the land and can enter the property (excluding the house itself) to maintain or repair them.

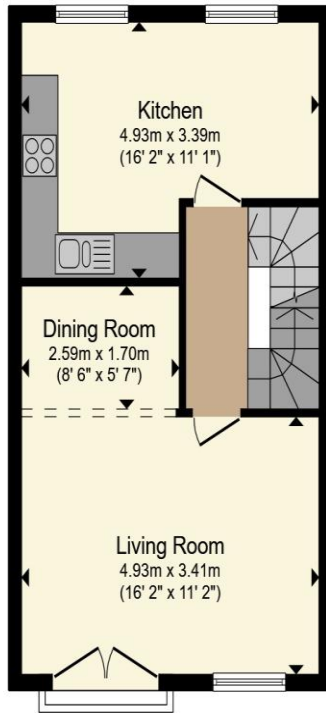
The electricity company has a right to install, repair, and maintain electric lines and equipment on or under the land.

The property has rights regarding light and air, which prevent neighbours from blocking the natural light to the windows in a way that would be considered unreasonable.

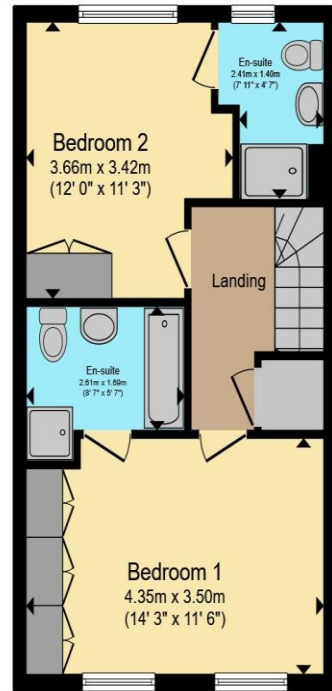




Ground Floor



First Floor



Second Floor

Total floor area 126.3 m² (1,360 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: PTI105326 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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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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