

for sale

offers over **£260,000** Freehold



Norman Drive Tipton DY4 0BF

MODERN TERRACED FAMILY HOME - in a MUCH SOUGHT AFTER AREA, Close to local LEISURE FACILITIES, AMENITIES & SCHOOLS. having a Lounge/Diner, Fitted Kitchen, Family Bathroom, 3 Bedrooms + En Suite, Downstairs W.C. Rear Garden, Garage in Block & Allocated Parking.

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Reception Hall

stairs off to first floor, store cupboard

Guest Cloakroom

Lounge/Diner

15' 7" x 15' 11" (4.75m x 4.85m)

Having doors to rear garden

Fitted Kitchen

11' 1" x 8' 8" (3.38m x 2.64m)

On The First Floor

Landing

Bedroom One

15' 11" max x 11' 7" max (4.85m max x 3.53m max)

Bedroom Two

18' 7" max x 9' max (5.66m max x 2.74m max)

door to En suite shower room

En Suite Shower Room

8' 7" x 5' 4" (2.62m x 1.63m)

Having Double Shower

Bedroom Three

10' x 9' (3.05m x 2.74m)

Family Bathroom

Outside

Rear Garden

Having Lawn & Pergola over paved patio area

Garage

In Separate Block

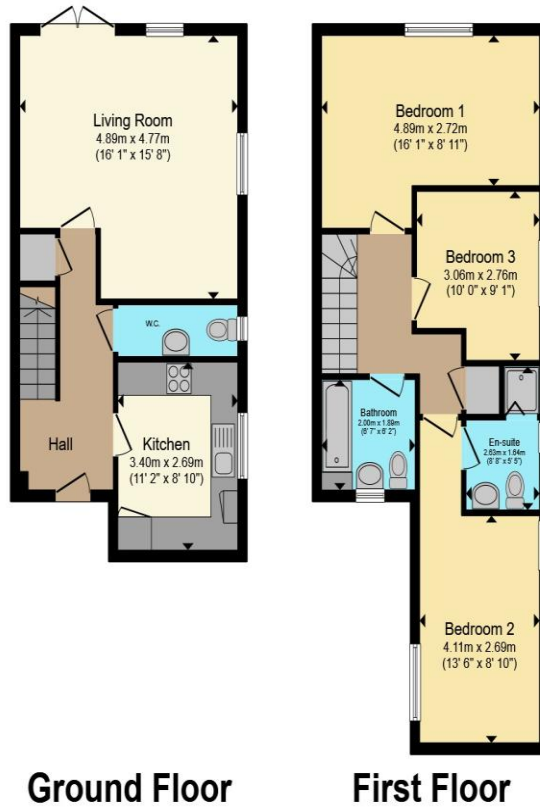
Allocated Parking Spaces

Agents Note

'The garage allocated to the property is held on a leasehold title. Please make further enquiries with your conveyancer - We have been advised that there is a 100 year lease for which there is no leasehold charge payable.







Total floor area 95.6 m² (1,030 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: PTI105205 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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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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