

for sale

£150,000 Freehold



Cupfields Avenue TIPTON DY4 0RE

WELL PRESENTED MIDDLE TERRACED FAMILY HOME - IDEAL FOR A FIRST TIME BUYER OR BUY TO LET INVESTMENT. CLOSE TO LOCAL SCHOOLS. Having Lounge, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Front and Rear Gardens.

Cupfields Avenue TIPTON DY4 0RE

Reception Hall

Having stairs to first floor

Kitchen/Dining Room

16' 9" max x 7' 8" max (5.11m max x 2.34m max)

Lounge

13' 1" max x 13' 8" max (3.99m max x 4.17m max)

First Floor

Landing

Bedroom One

9' 8" max x 10' 8" max (2.95m max x 3.25m max)

Bedroom Two

8' 4" x 11' 4" (2.54m x 3.45m)

Bedroom Three

8' 2" x 7' 8" (2.49m x 2.34m)

Family Bathroom

Outside

Front & Rear Gardens

Agents Notes

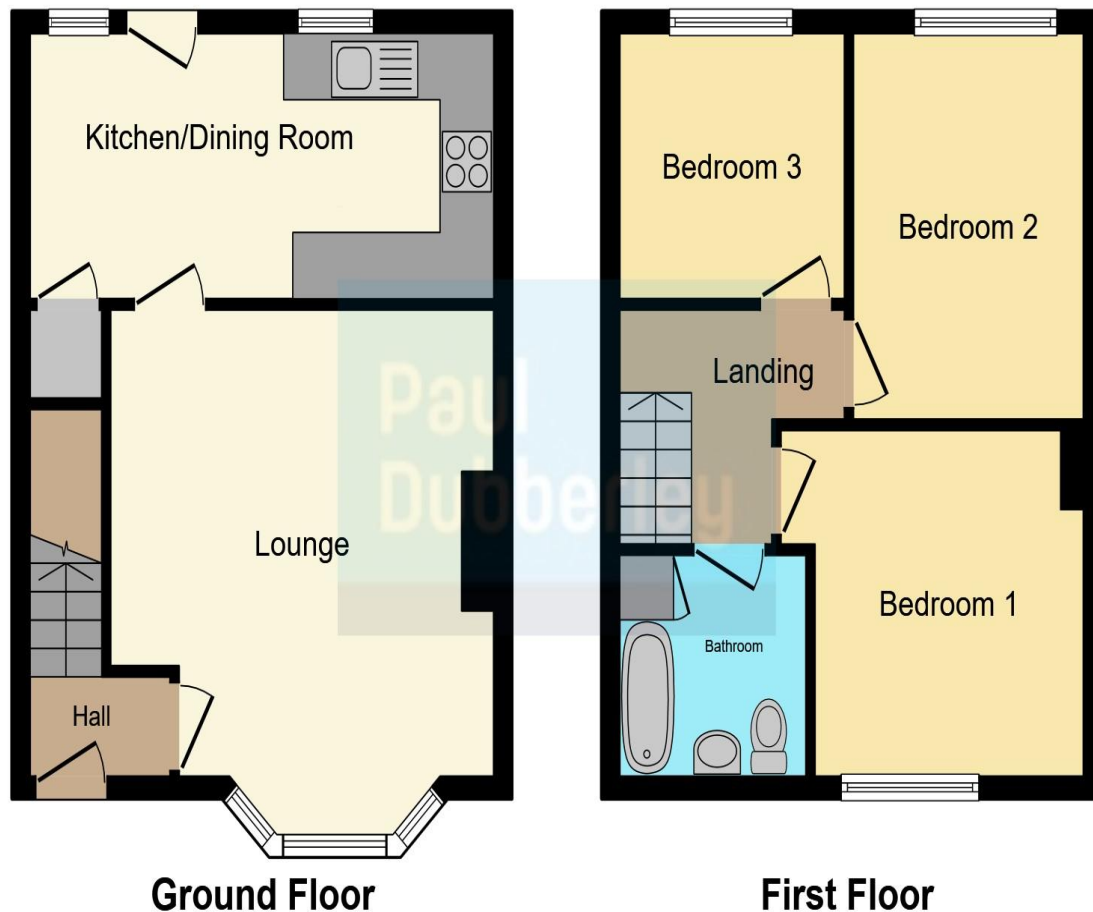
Title register restrictions (WM592072):

- A formal notice must be sent to Cabot Financial (UK) Limited before a sale can be finalized. This is a procedural step to ensure the registered interest is handled correctly during the transaction.
- There are restrictive covenants (rules limiting how the land is used) contained in a 1994 document. These are common and usually prevent activities that might annoy neighbours or involve building certain structures without permission.
- The owner has entered into a legal agreement to follow the rules set out in previous documents and to protect the seller from any future claims related to those rules









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.focalagent.com

To view this property please contact Paul Dubberley on

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Property Ref: PT1105328 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PT1105328

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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