

for sale

offers in the region of **£210,000** Freehold



## Lara Grove TIPTON DY4 7XG

**BEAUTIFULLY PRESENTED Modern SEMI DETACHED Family Home Making an IDEAL FIRST TIME PURCHASE. In A QUIET CUL DE SAC Location, Having a Lounge, Fully Fitted Kitchen, Utility / Study Room, Gym/Store Room (Formally Garage) Two Bedrooms, Family Bathroom Room, Driveway & Gardens EXCELLENT TRANSPORT LINKS.**

# Lara Grove TIPTON DY4 7XG

## Open Porch

having storage cupboard

## Entrance Hall

Having Stairs to First Floor

## Fully Fitted Kitchen

10' 4" x 9' 3" ( 3.15m x 2.82m )

## Utility Room/Study Room

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

was formally part of the Garage

## Gym/Store Room

10' 6" x 9' 2" ( 3.20m x 2.79m )

was formally Part of the Garage

## Lounge

13' 9" x 13' 6" ( 4.19m x 4.11m )

Having patio doors to rear and built in under stair storage

## On The First Floor

## Landing

## Bedroom One

13' 9" x 11' 2" max ( 4.19m x 3.40m max )

Having built in wardrobe

## Bedroom Two

12' 1" max x 7' 3" ( 3.68m max x 2.21m )

Having built in wardrobe

## Family Bathroom

## Outside

## To Front Driveway

## To Rear Garden

having lawn & patio area and access to front







To view this property please contact Paul Dubberley on

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73 Great Bridge  
TIPTON DY4 7HF

Property Ref: PTI104454 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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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.

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