

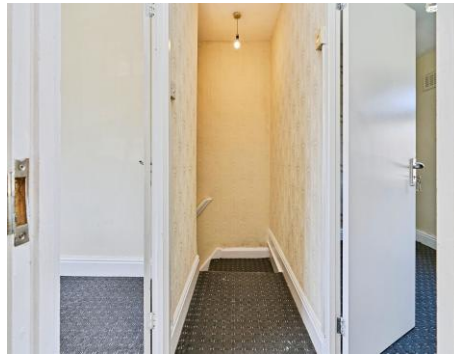
for sale
£200,000 Freehold

**Paul
Dubberley**



Highfield Road Tipton DY4 0RB

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Property Description

An excellent opportunity to purchase this three-bedroom mid-terrace property, ideal for first-time buyers, growing families, or investors alike.

Offering spacious accommodation throughout, the property provides comfortable living space with plenty of potential to make it your own.

To the rear, the home benefits from a generous-sized garden, perfect for outdoor entertaining, family activities, or simply relaxing during the warmer months.

To the front, there is convenient on-street parking available.

Situated in a popular residential location with access to local amenities, schools, and transport links, this property represents fantastic value and is not to be missed.

Do you need help selling your property?
Do you need help finding the right mortgage?
Do you have a property to let?

Here at Paul Dubberley and Co Great Bridge we offer free advice on the house buying, selling and letting process. Contact us on 0121 522 3733 or tipton@pauldubberley.co.uk

Entrance Hall

Having stairs to first floor

Lounge

13' 6" max x 12' 8" max (4.11m max x 3.86m max)

Fitted Kitchen/Diner

10' 1" x 8' 8" (3.07m x 2.64m)
Having door to rear garden

On The First Floor

Landing

Bedroom One

20' 8" x 10' 9" (6.30m x 3.28m)

Bedroom Two

10' 2" x 7' 9" (3.10m x 2.36m)

Bedroom Three

9' 1" x 6' 10" (2.77m x 2.08m)

Downstairs Family Bathroom

Having Wash basin & Bath

Wash Room

Having Wash basin

Outside

To Front

Tiered Front Garden

Having steps to front door and gate

Driveway (potential)

Kerb has not been dropped

To Rear

Three Tier Garden

having lawns, Patio area and gate to front

Agents Notes

AGENTS NOTE TO BUYERS - Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Re Parking - Interested parties should satisfy themselves about parking arrangements including availability, access, proximity and tenure as the property does not have a dropped kerb.

Title WM850558 contains beneficial rights or easements

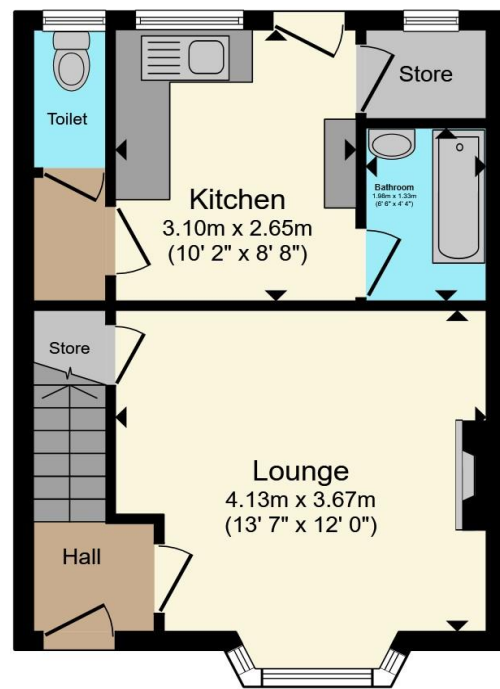
Here is a summary but a property lawyer can advise further:- The property has the benefit of legal rights, known as easements, which were granted in a 2005 document. These usually include rights to use service pipes, cables, or shared access ways.

The property benefits from various legal rights and access points as set out in the Housing Act 1985, which are common for homes that were formerly owned by the local council.

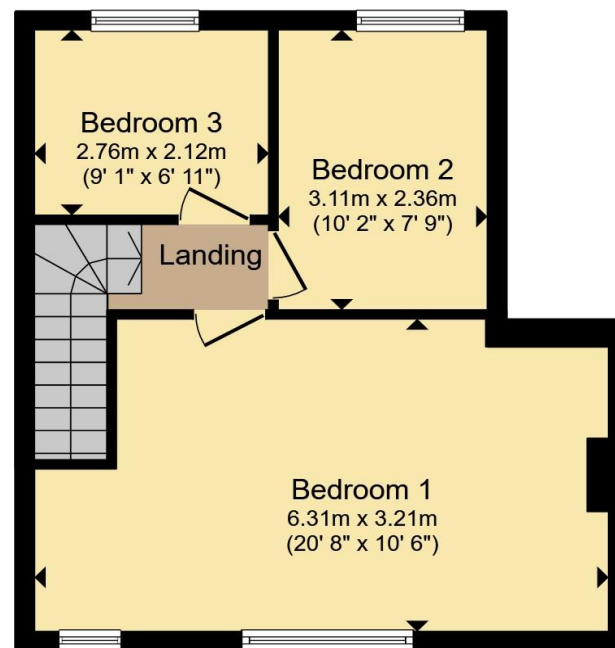








Ground Floor



First Floor

Total floor area 73.4 m² (790 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

**Paul
Dubberley**

To view this property please contact Paul Dubberley on

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E greatbridge@pauldubberley.co.uk

73 Great Bridge
TIPTON DY4 7HF

EPC Rating: D Council Tax
Band: A

view this property online PaulDubberley.co.uk/Property/PTI105414

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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