

for sale

offers over **£260,000** Freehold



West Road Tipton DY4 0XJ

LARGE Semi Detached FAMILY HOME with EXCELLENT SIZE GARDENS, 4 Bedrooms, Lounge, Utility, Kitchen/Diner, Family Bathroom, LARGE DRIVEWAY, Gardens, CLOSE TO ALL LOCAL AMENITIES, Viewing HIGHLY RECOMMENDED.

West Road Tipton DY4 0XJ

Reception Hall

Having Stairs to First Floor

Lounge

14' 4" max x 12' 4" max (4.37m max x 3.76m max)

Fitted Kitchen/Diner

13' 3" max x 11' 4" max (4.04m max x 3.45m max)

Utility Room

11' 9" x 5' 8" (3.58m x 1.73m)

On The First Floor

Landing

Bedroom One

11' 6" max x 11' 2" max (3.51m max x 3.40m max)

Bedroom Two

9' max x 7' 3" max (2.74m max x 2.21m max)

Bedroom Three

11' 3" max x 10' 5" max (3.43m max x 3.17m max)

Bedroom Four

10' 5" max x 7' 2" max (3.17m max x 2.18m max)

Family Bathroom

Outside

Large Driveway

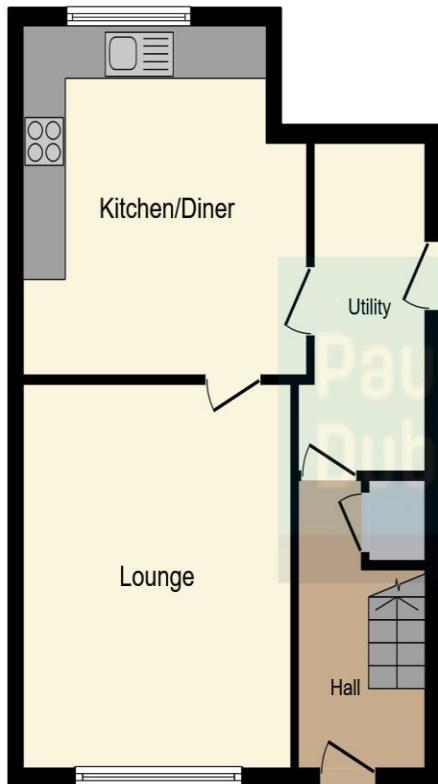
Front & Rear Gardens

Agents Note

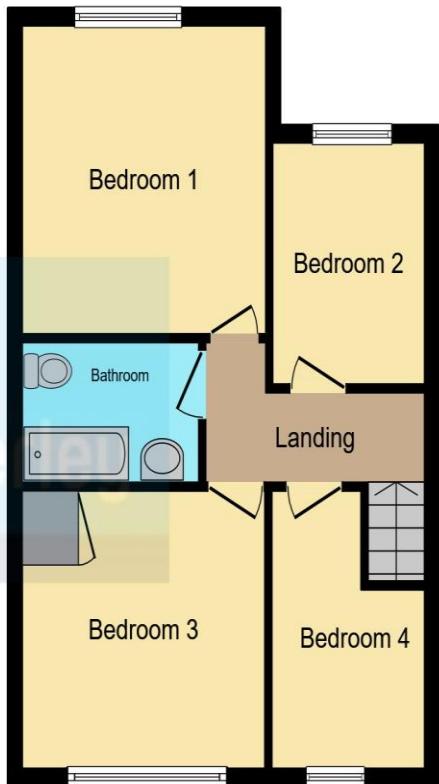
'There is an easement on the title, please enquire with the branch'.







Ground Floor



First Floor

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

T 0121 522 3733
E greatbridge@pauldubberley.co.uk

73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PTI104665 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PTI104665



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.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk