

for sale

£280,000 Freehold



Darbys Way Tipton DY4 7NY

MODERN END TOWN HOUSE IN AN EXCELLENT LOCATION offering the benefit of SUPERBLY PRESENTED SPACIOUS Family Accommodation WITH 4 BEDROOMS, CLOSE TO ALL LOCAL SCHOOLS, DUDLEY PORT TRAIN STATION & ALL AMENITIES - Viewing is Highly Recommended.

Darbys Way Tipton DY4 7NY

Entrance Hall

Having Stairs to First floor & Cupboard with Space for washer/Drying

Downstairs W.C

Fully Fitted Kitchen/Diner

16' x 10' 10" (4.88m x 3.30m)
having patio door to rear garden

Integral Garage

17' 11" x 8' 2" (5.46m x 2.49m)

On The First Floor

Landing

Having stairs to Second Floor

Lounge

16' 10" max x 14' 9" max (5.13m max x 4.50m max)
Being 'L'Shaped and having French Doors/Juliet Balcony to front

Bedroom Two

11' 4" x 10' 1" (3.45m x 3.07m)

Having Fitted wardrobes

On The Second Floor

Landing

En Suite Shower Room

having Double Shower

Bedroom One

14' 11" x 10' 2" (4.55m x 3.10m)

En Suite Shower Room

having Single Shower

Bedroom Three

11' 4" Max x 9' 1" max (3.45m Max x 2.77m max)
having fitted wardrobes

Bedroom Four

8' x 7' 2" (2.44m x 2.18m)



Family Bathroom

Outside

To Front

Small Garden

Driveway

To Rear

Rear Garden

having Lawn and Patio area

Agents Notes

The sellers advise that they pay £65.00 per annum as a contribution towards upkeep of grounds.

Title WM872283 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has the benefit of legal rights granted in a Transfer dated 25 November 2005. These are positive rights, such as the right to

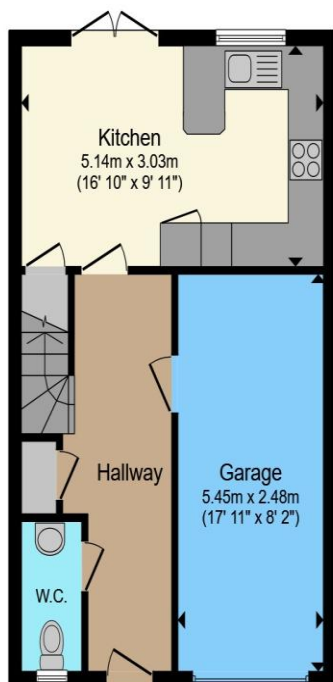
use shared service pipes or access ways.

The property is subject to rights reserved for others in the 2005 Transfer. This typically allows neighbours or utility companies to access the land for specific reasons, such as maintaining shared services.

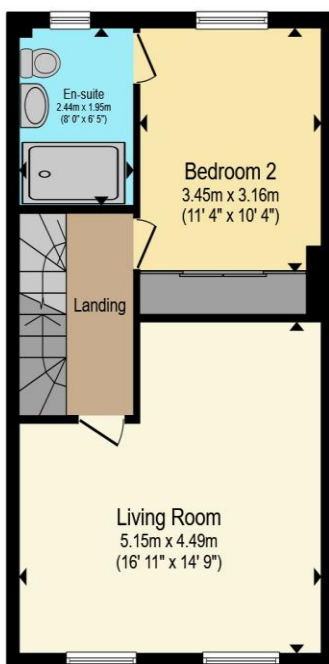
Title WM876560 (Parking) contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property benefits from specific legal rights granted in a Transfer dated 25 November 2005. These are positive rights, such as the right to use certain access ways or utility services.

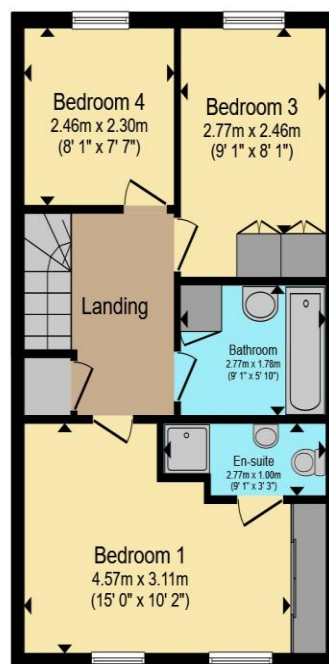




Ground Floor



First Floor



Second Floor

Total floor area 132.3 m² (1,424 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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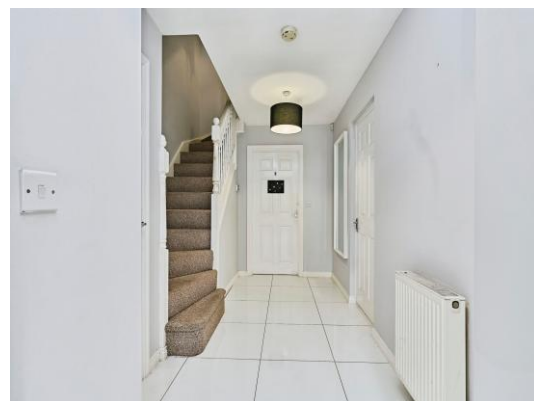
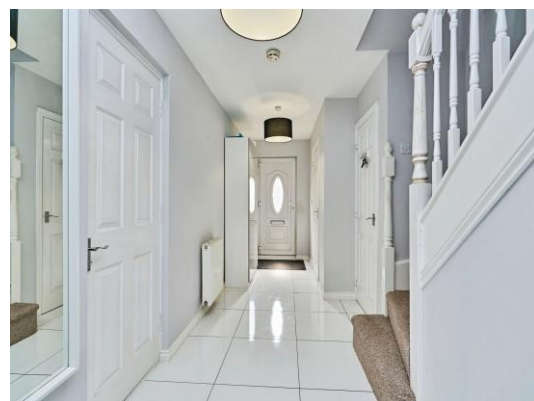
73 Great Bridge
TIPTON DY4 7HF

Property Ref: PTI105278 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: D

view this property online PaulDubberley.co.uk/Property/PTI105278



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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