

for sale

£325,000 Freehold



Bolton Rise Tipton DY4 0WE

MODERN DETACHED Family Home Offering SUPERBLY PRESENTED ACCOMMODATION. Being in a very POPULAR LOCATION with ALL AMENITIES CLOSE TO HAND, Having a Lounge, Fitted Kitchen/Diner, 3 Bedrooms, En Suite to Master Bedroom, Family Bathroom, Downstairs Toilet, Garage, Driveway & Large Rear Gardens.

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Reception Hall

Guest Cloakroom

Fitted Kitchen / Dining Room

16' x 9' (4.88m x 2.74m)

Lounge

16' 1" x 9' 1" (4.90m x 2.77m)

On The First Floor

Landing

Bedroom One

11' 11" max x 9' 10" max (3.63m max x 3.00m max)

Having Fitted wardrobes

En Suite Shower Room

Bedroom Two

9' 11" x 9' (3.02m x 2.74m)

Bedroom Three

6' 1" x 9' (1.85m x 2.74m)

Outside

Side Garage

Large Rear Garden

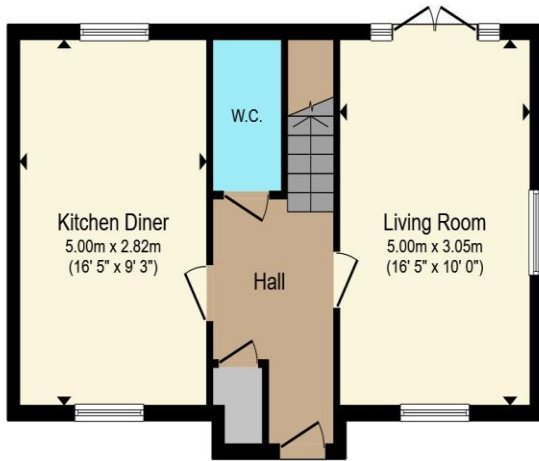
Patio area, Pergola & lawn

Agents Note

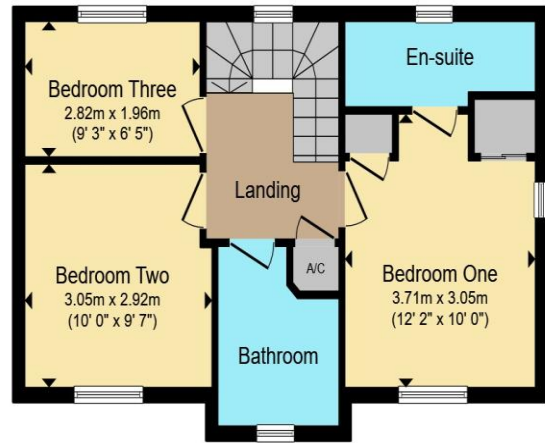
'The sellers advise that they pay £200 per annum as contribution towards upkeep of the gardening area.







Ground Floor



First Floor

Total floor area 91.9 m² (990 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



To view this property please contact Paul Dubberley on

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Property Ref: PT1105123 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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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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