

for sale

£260,000 Freehold



Bertram Close Tipton DY4 0EL

SUPERBLY PRESENTED Middle Terraced Family Home IDEAL FOR A FIRST TIME BUYER. Occupying a Great Location and EXCELLENT TRANSPORT LINKS. 3 Bedrooms, Lounge, Dining Room, Fitted Kitchen, Family Bathroom, Double Driveway, 2 x Garage & Gardens, VIEWING RECOMMENDED

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Entrance Hall

having Stairs to first floor and under stairs storage cupboard

Lounge

14' 8" max into bay x 12' 2" max (4.47m max into bay x 3.71m max)

Dining Room

18' 5" x 11' 5" (5.61m x 3.48m)

Having doors to rear garden

Fitted Kitchen

18' 4" x 7' 5" (5.59m x 2.26m)

On The First Floor

Landing

Having Airing Cupboard housing Central heating boiler

Bedroom One

13' 1" x 12' 3" (3.99m x 3.73m)

Bedroom Two

12' 5" x 10' 7" (3.78m x 3.23m)

Bedroom Three

9' x 6' 6" (2.74m x 1.98m)

Family Bathroom

Outside

To Front

Double Driveway

To Rear

Garden

Good size garden with lawn and patio area, Garage & gate to rear access.

Garage In Garden

Garage In Separate Block



Agents Notes

Title WM524575 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has a right of way, meaning the owner can walk or drive over specific areas of land shaded pink (and edged in various colours on the plan) at any time.

Other neighbours living at nearby properties also have the right to pass over certain parts of this land.

Title SF24261 contains beneficial rights or easements

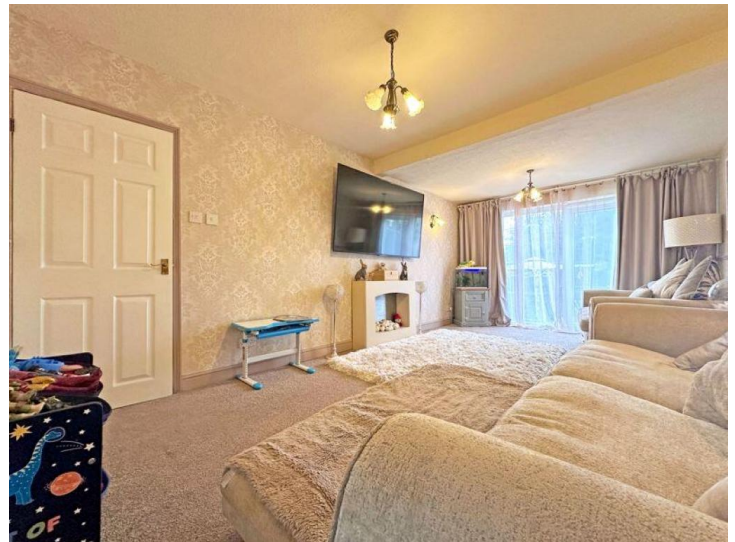
Here is a summary but a property lawyer can advise further:- The property has the right to use all drains, sewers, pipes, and cables that run under neighbouring land to provide essential services.

The owner has the right for the roof edges, gutters, and downspouts to hang over the neighbouring properties to the East and West.

The owner has the right to enter the neighbour's land with workmen to repair or paint their side walls and gutters, as long as they fix any damage caused by the visit.

The property benefits from a right of way (a right to pass over someone else's land) granted in a legal document from 1968.

It is important to note that neighbours have similar 'reciprocal' rights to use pipes under this property and to enter the land to carry out their own necessary repairs.





Ground Floor



First Floor

To view this property please contact Paul Dubberley on

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73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PTI105327 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PTI105327



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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