

for sale

offers over **£290,000** Freehold

**Paul
Dubberley**



Mytton Grove Tipton DY4 9TF

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Property Description

The property welcomes you with a spacious driveway providing ample off-road parking and access to the integral garage.

Inside, the accommodation has been tastefully modernised throughout, featuring a modern kitchen, bright and spacious lounge diner, perfect for both everyday living and entertaining. The addition of a conservatory creates further versatile living space while overlooking the garden.

Upstairs, the property boasts three well-proportioned bedrooms, including a generous master bedroom with a modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the corner plot offers excellent outdoor space with potential for families, gardeners, or those simply seeking a little extra privacy.

Combining stylish presentation, spacious accommodation, and a sought-after location, this fantastic home is perfect for first-time buyers, growing families, or anyone looking for a property that is truly ready to move into.

Reception Hall

Fitted Kitchen

10' x 7' 1" (3.05m x 2.16m)

Lounge / Dining Room

18' 5" max x 13' 6" max (5.61m max x 4.11m max)

Conservatory

9' 4" x 9' 1" (2.84m x 2.77m)

On The First Floor

Landing

Bedroom One

11' 6" x 10' 9" (3.51m x 3.28m)

En-Suite

With new fitted suite and double shower unit.

Bedroom Two

9' 8" x 9' 3" (2.95m x 2.82m)

Bedroom Three

8' 7" x 7' (2.62m x 2.13m)

Family Bathroom

6' 9" x 6' 5" (2.06m x 1.96m)

Garage

16' 1" x 7' 4" (4.90m x 2.24m)

Outside

Driveway.

Gardens to the front, side and rear.

Agents Notes

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.







To view this property please contact Paul Dubberley on

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73 Great Bridge
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EPC Rating: C Council Tax
Band: C

view this property online PaulDubberley.co.uk/Property/PTI105492

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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Property Ref: PTI105492 - 0003

