

for sale

£170,000 Freehold



Burns Avenue Tipton DY4 0SB

SEMI DETACHED Family Home IDEAL FOR A FIRST TIME BUYER or as a BUY TO LET INVESTMENT. Occupying a Great Location with all amenities close at hand. 3 Bedrooms, L Shaped Lounge, Fitted Kitchen, Dining Room, Downstairs W.C, Family Shower Room, Rear Garden. Viewing is Recommended.

Burns Avenue Tipton DY4 0SB

Porch

Reception Hall

With Stairs to First Floor

L Shaped Lounge/Diner

21' 6" max x 15' 7" max (6.55m max x 4.75m max)

Fitted Kitchen

10' 8" max x 7' 8" max (3.25m max x 2.34m max)

Guest Cloakroom

Family Room

17' 1" x 6' 5" (5.21m x 1.96m)

On The First Floor

Landing

Bedroom One

11' 4" max x 9' 8" max (3.45m max x 2.95m max)

Having built in wardrobe

Bedroom Two

11' 4" max x 9' 8" max (3.45m max x 2.95m max)

Having built in wardrobe

Bedroom Three

11' 4" max x 9' 1" max (3.45m max x 2.77m max)

Family Shower Room

Outside

To Front

Pathway and lawn Area

To Rear

Good sized Garden and Patio Area

Agents Note

The property is of non - standard construction (Concrete) please speak with your conveyancer







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: PTI104803 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: A

check out more properties at PaulDubberley.co.uk



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