

for sale

£300,000 Freehold



41a Robert Road Tipton DY4 9BJ

SUPERBLY PRESENTED Modern DETACHED Family Home in a Located in a SOUGHT AFTER AREA, Close to SCHOOLS & EXCELLENT TRANSPORT LINKS. Having a Lounge, Dining Room, Fully Fitted Kitchen, Three Bedrooms, Family Bathroom & Downstairs W.C, Driveway, Two Tier Rear Garden, Night View CCTV camera system.

41a Robert Road Tipton DY4 9BJ

Entrance Hallway

Having Stairs to First Floor & under stairs storage cupboard

Downstairs W.C

Lounge

12' 2" x 9' 6" (3.71m x 2.90m)

Having patio door to rear

Dining Room

13' 5" max x 11' 1" max (4.09m max x 3.38m max)

Fitted Kitchen

9' 3" x 9' (2.82m x 2.74m)

On The First Floor

Landing

Bedroom One

13' 5" max x 11' 4" max (4.09m max x 3.45m max)

Bedroom Two

12' 3" x 9' 2" (3.73m x 2.79m)

built in wardrobes

Bedroom Three

8' 8" x 8' (2.64m x 2.44m)

Family Bathroom

Having Free standing bath and separate walk in shower cubicle

Outside

To Front

Double Driveway

To Rear

Rear Two Tier Garden

having patio area & lawn



Agents Notes

AGENTS NOTE TO BUYERS - 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.

The property is currently held on one title shared with another property. Your conveyancer can advise and take the steps to apply for a separate title during the conveyancing period

Title register restrictions (WM258466):

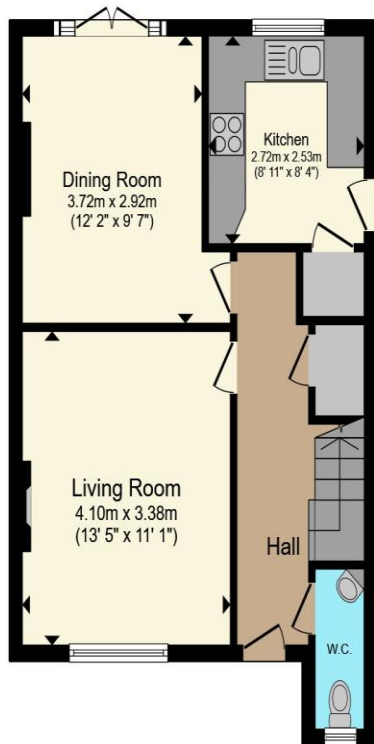
The property is subject to restrictive covenants, which are legal promises not to do certain things with the land. These were set out in a 1982 deed between the local council and the previous owners.

There are rules regarding 'light and air', which generally mean the owner cannot build anything that would unfairly block the natural light or airflow to a neighbour's property.

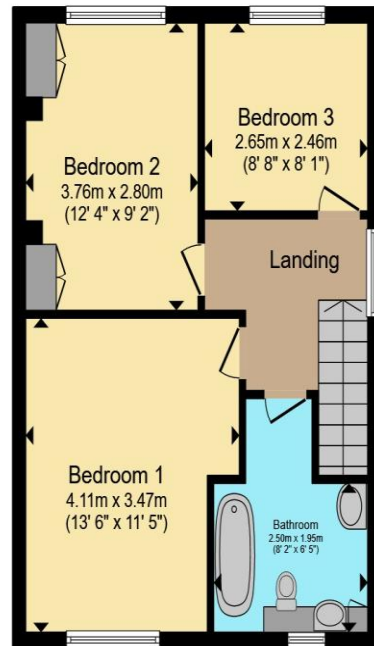
There are specific provisions regarding boundary structures, such as fences or walls, which the owner must follow.

- The current owner has entered into an 'indemnity covenant'. This is a standard legal promise to follow the rules mentioned in the older deeds and to protect the previous owner if those rules are ever broken.





Ground Floor



First Floor

Total floor area 89.4 m² (962 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

T 0121 522 3733
E greatbridge@pauldubberley.co.uk

73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PTI105412 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PTI105412



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