

for sale
£280,000 Freehold

**Paul
Dubberley**



Sundowner Grove Tipton DY4 8BY

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Property Description

Situated on a sought-after modern development, this beautifully presented three-bedroom semi-detached home offers stylish, energy-efficient living and is presented in true turn-key condition, allowing the next owners to move straight in and enjoy.

The ground floor comprises a welcoming entrance hall, a spacious and inviting lounge, and a contemporary kitchen diner which provides the perfect space for family life and entertaining. A convenient downstairs W/C completes the ground floor accommodation.

To the first floor, there are three well-proportioned bedrooms and a modern family bathroom. The impressive principal bedroom benefits from its own en suite shower room, creating a private retreat and adding a touch of luxury to everyday living.

Externally, the property boasts driveway parking with an electric vehicle charging point, while solar panels help enhance the home's energy efficiency and lower running costs.

The rear garden has been thoughtfully landscaped to create a stylish low-maintenance outdoor space, ideal for relaxing and entertaining without the upkeep.

Perfectly positioned on a popular estate close to local amenities, schools, and transport links, this exceptional home is ideal for first-time buyers, growing families, and professionals seeking modern living in a move-in-ready property.

Entrance Hall

With stairs up

Lounge

13' 9" x 12' 1" (4.19m x 3.68m)

Hall Way

With W/C and Store cupboard

Kitchen/Diner

15' 3" x 9' 3" (4.65m x 2.82m)

Bedroom One

9' 6" x 9' 6" (2.90m x 2.90m)
With en-suite - toilet, sink and single shower unit

Bedroom Two

10' 2" x 9' 2" (3.10m x 2.79m)

Bedroom Three

10' 10" x 5' 11" (3.30m x 1.80m)

Family Bathroom

With shower over bath

Outside

Driveway to the front with EV charger and low maintenance garden to the rear.
Solar Panels on the roof.

Agents Note

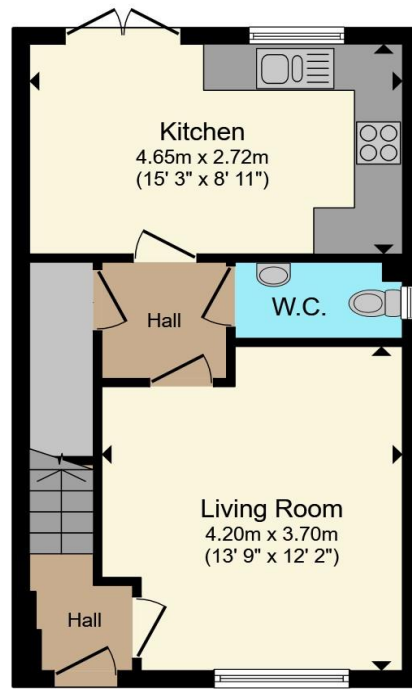
The Transfer dated 6 July 2022 contains provisions about the creation and passing of easements, so additional rights may have been created or passed under that deed (details are on the filed transfer).

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

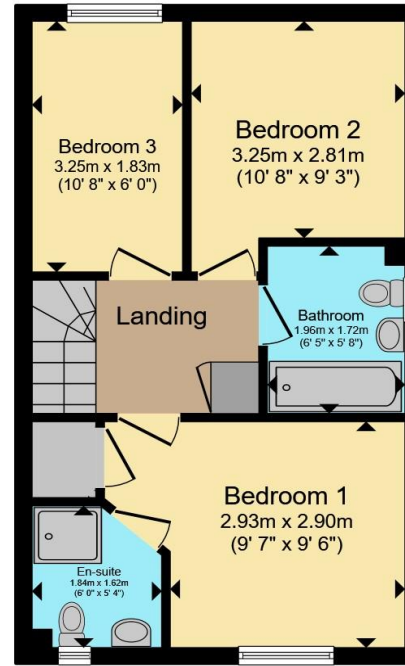








Ground Floor



First Floor

Total floor area 75.4 m² (812 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

**Paul
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To view this property please contact Paul Dubberley on

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

73 Great Bridge
TIPTON DY4 7HF

EPC Rating: B Council Tax
Band: C

view this property online PaulDubberley.co.uk/Property/PTI105485

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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