

for sale

offers over **£210,000** Freehold



Dick Sheppard Avenue Tipton DY4 0XR

A beautifully presented three-bedroom semi-detached property has been refurbished to a high standard, offering a perfect blend of modern style and comfortable living. Ideal for families, first-time buyers or those looking to upsize, it's ready to move into with no work required with no chain!

Dick Sheppard Avenue Tipton DY4 0XR

Entrance Hall

Having Stairs to First floor

Lounge

12' 9" x 13' 8" (3.89m x 4.17m)

Kitchen

7' 2" x 15' 8" (2.18m x 4.78m)

With free standing gas cooker and storage cupboard

On The First Floor

Bedroom One

9' 11" x 10' 2" (3.02m x 3.10m)

Bedroom Two

11' x 8' 9" (3.35m x 2.67m)

Bedroom Three

8' 2" x 6' 11" (2.49m x 2.11m)

Family Bathroom

Outside

Garden To Rear

having a decking area and grass space with a gate leading to the front

Agents Note

Title register restrictions (WM489830):

- The property is subject to rules (restrictive covenants) set out in a 1948 document between a previous council and a company. Restrictive covenants are rules that limit how the land can be used.

- There are rules (restrictive covenants) in a 1989 document created when the property was sold by the local council to previous owners.

- The current owner has made a legal promise (personal covenant) to follow the existing rules of the property and to protect previous owners from any costs if those rules are broken.





To view this property please contact Paul Dubberley on

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Property Ref: PTI105304 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PTI105304



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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