

for sale

offers in the region of **£180,000** Freehold



## Bridge Avenue Tipton DY4 0JP

BEAUTIFULLY PRESENTED MIDDLE TERRACED Family Home in a CUL De SAC Location, Making an IDEAL FOR A FIRST TIME BUYER. 3 Bedrooms, Lounge, Fitted Kitchen/Diner, Family Shower Room, Large Rear Garden, Close to SCHOOLS and ALL LOCAL AMENITIES Viewing Recommended.

# Bridge Avenue Tipton DY4 0JP

## Reception Hall

Having stairs to First Floor

## Lounge

14' 1" max x 12' 5" max ( 4.29m max x 3.78m max )  
Having bay Window and Door to Kitchen

## Fully Fitted Kitchen / Diner

17' x 11' 4" ( 5.18m x 3.45m )  
With Door to Rear Garden

## On The First Floor

### Landing

Having Built in cupboard containing Central Heating Boiler

### Bedroom One

12' 5" max x 11' 1" max ( 3.78m max x 3.38m max )

### Bedroom Two

11' 4" max x 9' 5" max ( 3.45m max x 2.87m max )

### Bedroom Three

8' 2" max x 7' 11" max ( 2.49m max x 2.41m max )

### Family Shower Room

## Outside

### To Front

Communal Parking

### To Rear

### Large Garden

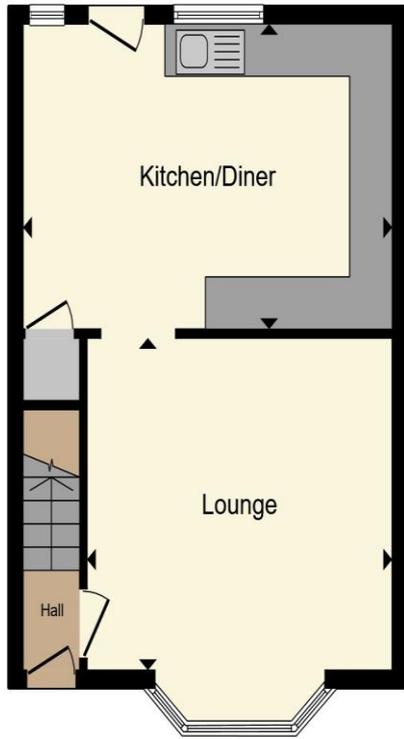
Having Patio area and Grass lawn

## Agents Note

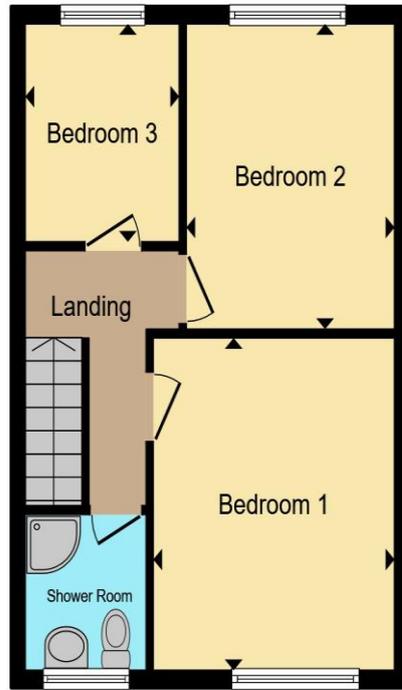
This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer - Branch have copy of Coal Mining Report to View







**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.propertybox.io](http://www.propertybox.io)



To view this property please contact Paul Dubberley on

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Property Ref: PTI104702 - 0004  
 Tenure:Freehold EPC Rating: D  
 Council Tax Band: A

**view this property online [PaulDubberley.co.uk/Property/PTI104702](http://PaulDubberley.co.uk/Property/PTI104702)**



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.

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