

for sale

£290,000 Freehold



Keyworth Close TIPTON DY4 8GA

WELL PRESENTED Modern 3 Bedroom Semi Detached Home on a SOUGHT AFTER DEVELOPMENT, WALKING DISTANCE TO TRAIN STATION. Having a Lounge, Fitted Kitchen, Dining Room, 3 Bedrooms, Family Bathroom, En Suite Shower Room to Master, Driveway & Garden. IDEAL FOR A FIRST TIME BUYER. Viewing Recommended

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Reception Hall

Lounge

18' max x 11' 5" max (5.49m max x 3.48m max)
Having patio door to rear garden and stairs to first floor

Fitted Kitchen

14' x 6' 7" (4.27m x 2.01m)

Dining Room

13' 8" x 7' 7" (4.17m x 2.31m)

On The First Floor

Landing

Bedroom One

11' max x 9' 11" max (3.35m max x 3.02m max)
Having built in wardrobes

En Suite Shower Room

Bedroom Two

11' 1" x 9' 4" (3.38m x 2.84m)

Bedroom Three

8' 5" x 8' (2.57m x 2.44m)

Family Bathroom



Outside

To Front

Driveways

To Rear

Rear Garden

Having Patio and decking areas

AGENTS NOTES

Title register restrictions (WM673829):

- The owner is only allowed to build detached, semi-detached, or terraced houses with appropriate garages or outbuildings on the land.
- The property must be used only as a private home and not for business purposes.
- The owner must not do anything on the property that causes a nuisance, damage, or annoyance to the neighbours or the gas company.
- The owner cannot claim legal rights to 'light and air' (which would normally prevent neighbours from building) if it would interfere with the use or development of the nearby gas works.
- No buildings can be erected and no trees can be planted near the electric lines without first getting written approval from the electricity company.
- The owner must not raise or lower the ground levels in a way that would affect the electricity equipment.
- There are specific rules regarding the maintenance and responsibility for boundary structures, such as fences or walls, as set out in the 1998 Transfer.





To view this property please contact Paul Dubberley on

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Property Ref: PT1105289 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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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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