

for sale

offers over **£290,000** Freehold



Bloomfield Road Tipton DY4 9EB

MODERN MIDDLE TOWN HOUSE, IDEAL FAMILY HOME WHICH IS SUPERBLY PRESENTED having an Open Plan Lounge/Kitchen, Conservatory, 1st Floor Lounge (or 4th bedroom) 3 Excellent double size bedrooms, En Suite shower room to Master Bedroom Utility, W.C, Rear driveway & garage & Viewing is Highly Recommended.

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Ground Floor

Entrance Hall

having Stairs to first floor

Guest W.C

Utility Room

8' 2" x 6' 4" (2.49m x 1.93m)

Kitchen/Reception Room

20' 4" max x 13' 8" max (6.20m max x 4.17m max)

having doors to Conservatory

First Floor

Landing

having stairs to 2nd Floor

Lounge

13' 8" x 10' 11" (4.17m x 3.33m)

Bedroom Three

13' 7" max x 10' (4.14m max x 3.05m)

Family Bathroom

Second Floor Landing

Bedroom One

13' 7" x 10' 11" (4.14m x 3.33m)

Having Built in Wardrobes and door to En suite

Ensuite Shower Room

Bedroom Two

13' 7" max x 12' 4" max (4.14m max x 3.76m max)



Outside

To Front

Pathway & Steps to Front door with decorative gravel area

To Rear

Garden

being fully paved & having gate to rear

Conservatory

12' 3" x 8' 10" (3.73m x 2.69m)

Having doors to rear garden

Garage

Having Driveway to Garage

Agents Notes

The sellers advise that they pay £164.20 per annum as a contribution towards upkeep

There is an existing Right of Way at the property, please enquire with the branch for further details - there are communal footpaths at the front and rear of the property





Total floor area 119.5 m² (1,287 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

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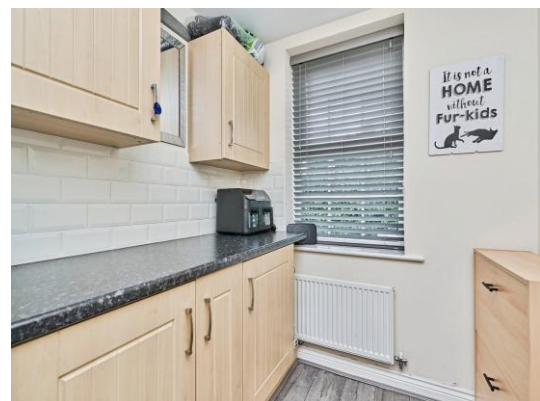
73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PT1105215 - 0002

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.

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