

for sale

£260,000 Freehold



Millersdale Drive West Bromwich B71 3PX

BEAUTIFUL Modern 3 Bedroom Semi Detached Home on a SOUGHT AFTER DEVELOPMENT, CLOSE TO TAMEBRIDGE TRAIN STATION. Having a Lounge, Fitted Kitchen/Diner, 3 Bedrooms, Family Bathroom, Driveway, Garage & Garden. Viewing Recommended

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Entrance Into Kitchen/Diner

Fully Fitted Kitchen/Diner

14' 7" x 11' 10" (4.45m x 3.61m)

having patio door to rear garden

Lounge

14' 7" x 13' 9" (4.45m x 4.19m)

Having stairs to first floor

On The First Floor

Landing

Bedroom One

11' 3" max x 8' 4" max (3.43m max x 2.54m max)

having fitted wardrobes

Bedroom Two

10' 8" max x 8' 4" max (3.25m max x 2.54m max)

having fitted wardrobes

Bedroom Three

7' 11" x 5' 11" (2.41m x 1.80m)

Family Bathroom

Outside

To Front

Driveway And Lawn Area

Garage

To Rear

Rear Garden

Having lawn & patio area



Agents Notes

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

Title register restrictions (MM38294):

- The owner must not put up sheds, caravans, or other buildings without first getting written approval from the original selling company.
- The land cannot be used for a petrol station or any business involving the sale or repair of motor vehicles.
- The property must only be used as a private home and not for business purposes.
- The owner is not allowed to keep pigeon pens on the property.
- Caravans, boats, or commercial vehicles are not allowed to be parked in the front garden or the area in front of the house's main wall.
- The owner must not do anything on the land that could be a nuisance, cause damage, or annoy the neighbours.
- No soil, clay, sand, or gravel can be dug up and taken away from the land without permission.

- No digging or excavation is allowed on the land except for what is

needed to build approved structures.

- The owner must not remove the existing hedges along the Bustleholme Lane boundary.

- The owner is not allowed to create a driveway or any vehicle access

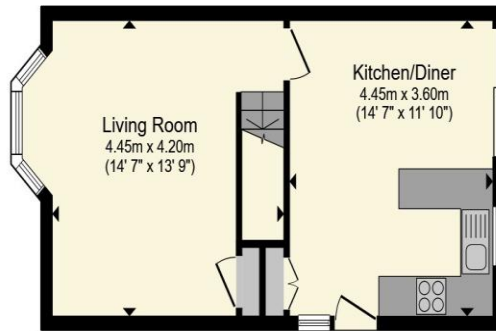
onto Bustleholme Lane.

- The owner does not have a legal right to 'light and air' if it would stop

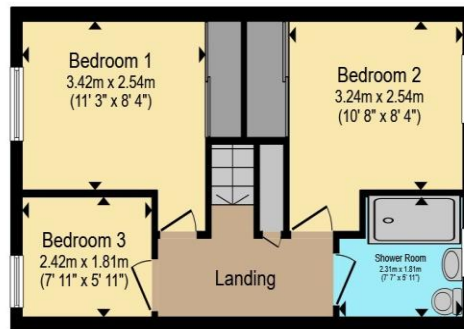
neighbours from building on their own land; this means a neighbour could

potentially build something that affects the owner's view or light.





Ground Floor



First Floor

Total floor area 74.0 m² (796 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
Dubberley**

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

To view this property please contact Paul Dubberley on

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

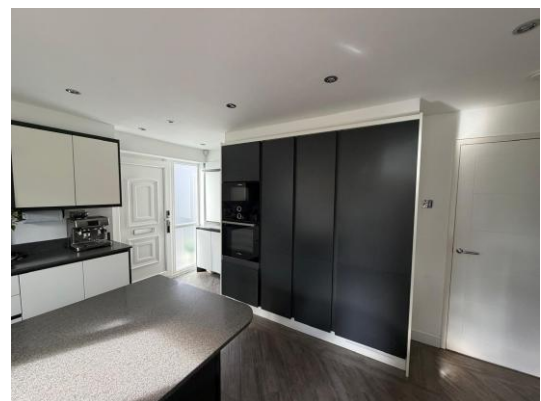
73 Great Bridge
TIPTON DY4 7HF

Property Ref: PT1105297 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: C

check out more properties at PaulDubberley.co.uk



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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