Paul Dubberley

PaulDubberley.co.uk

for sale

offers over **£280,000** **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

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To view this property please contact Paul Dubberley on

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73 Great Bridge
TIPTON DY4 7HF

Property Ref: PTI105215 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PTI105215

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.