

for sale

£170,000 Freehold



Walker Street Tipton DY4 0LB

EXCELLENT SIZED END TERRACED FAMILY HOME in a SOUGHT AFTER LOCATION, CLOSE TO LOCAL FACILITIES. Having a Lounge, Kitchen/Diner, Sun Room, 2 Bedrooms, family Shower Room, Downstairs W.C, Garage, Driveway & Gardens. **VIEWING RECOMMENDED**

Walker Street Tipton DY4 0LB

Entrance Hall

Having stairs to first floor

Lounge

13' 3" max x 11' 2" max (4.04m max x 3.40m max)

Kitchen/Diner

14' 3" x 9' (4.34m x 2.74m)

Sun Room

8' 9" x 6' 7" (2.67m x 2.01m)

having door to rear garden

Downstairs W.C

On The First Floor

Landing

Bedroom One

11' 2" x 11' 10" (3.40m x 3.61m)

Bedroom Two

9' 5" x 7' 9" (2.87m x 2.36m)

Family Shower Room

Outside

To Front

Driveway

Garage

Garden

having lawn and path

To Rear

Rear Garden

having gate to front, slabs and brick built shed



Agents Notes

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding

Private right of way: rear garden access for next door neighbour via property garden - Your conveyancer can take the necessary steps to advise'

Title register restrictions (WM508092):

- The 1989 Conveyance contains restrictive covenants. These are 'do not' rules that limit how the owner can use the land, such as preventing certain types of building work or business activities.
- There are legal provisions regarding light and air. This generally means the owner cannot build anything that would unfairly block a neighbour's natural light or airflow.
- There are rules about boundary structures, which explain the owner's responsibilities for maintaining fences, walls, or hedges between this property and the neighbours.





Total floor area 67.5 m² (727 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

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

73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PTI105381 - 0002

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk