



St. Helens Avenue
TIPTON, DY4 7LN

for sale offers over
£300,000



Entrance Porch

Double doors at front leading to front. Door leading to entrance hallway.

Entrance Hallway

Door leading to downstairs toilet, living room and kitchen. Stairs leading to first floor landing and understairs storage cupboard.

Lounge

14' 10" x 12' 2" (4.52m x 3.71m)

Carpet flooring and doors leading to conservatory.

Kitchen

11' 10" x 8' 10" (3.61m x 2.69m)

Double glazed window to front. Wall and base units with worktops over. Integrated oven, hob and cooker hood. Space for fridge freezer and other appliances. Tiled flooring and tile splashbacks.

Conservatory

9' 10" x 9' 6" (3.00m x 2.90m)

Double glazed windows, laminate flooring and doors leading to rear garden.



First Floor Landing

Double glazed window to side, doors leading to all bedrooms and bathroom.

Bedroom 1

10' 10" x 10' 2" (3.30m x 3.10m)

Double glazed window to front and carpet flooring.

En-Suite

Tiled walls and laminate flooring. WC, wash hand basin and walk in shower cubicle.

Bedroom 2

9' 6" x 7' 3" (2.90m x 2.21m)

Double glazed window to rear and carpet flooring.

Bedroom 3

9' 6" x 5' 11" (2.90m x 1.80m)

Double glazed window to rear and carpet flooring.

Bathroom

Double glazed window to side. Bath tub with shower over, WC and wash hand basin. Part tiled wall and laminate flooring.

Outside

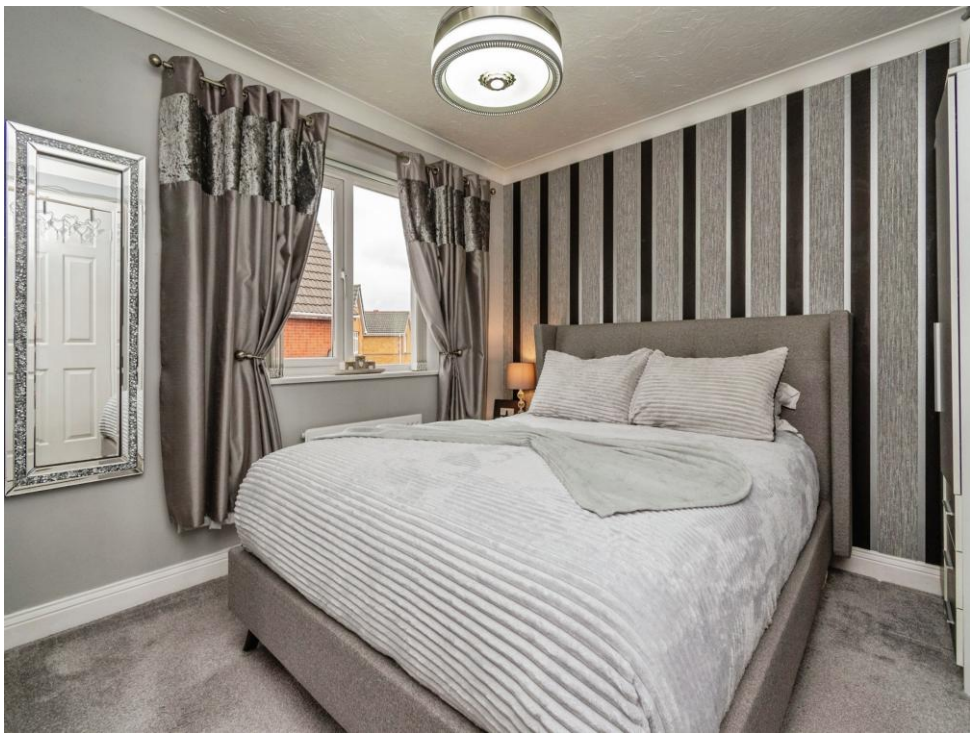
Front:

Access to garage via roller door. Tarmac drive with astro-turf area, paved pathway to front door and side access.

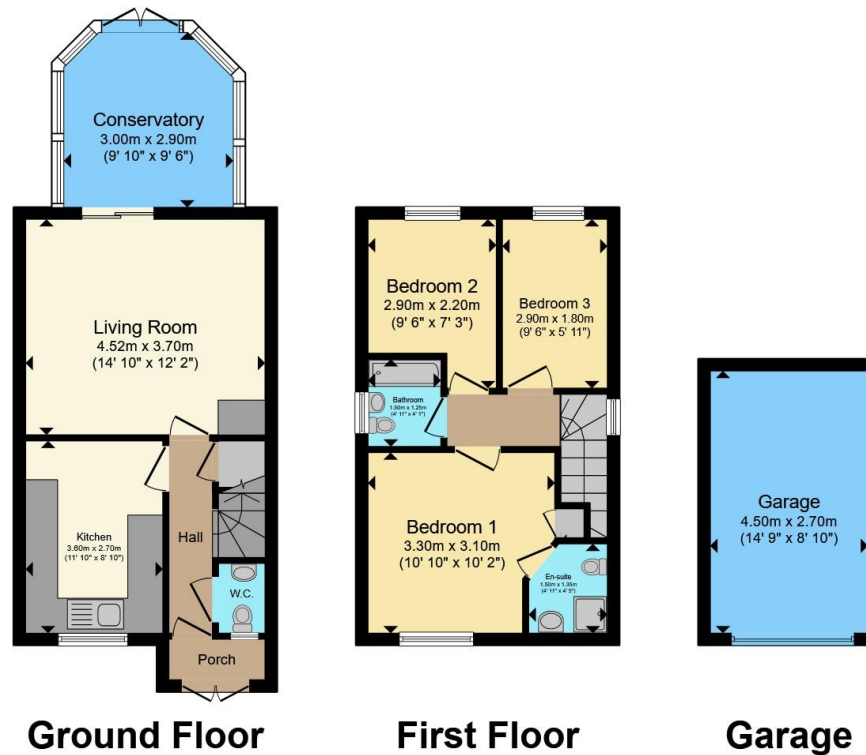
Rear Garden:

Slabbed patio area. Astro turf and decking area. Various plants and shrubs.









Total floor area 80.5 m² (866 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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Band: C

Tenure: Freehold

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