

for sale

£240,000 Freehold



Coburg Croft Tipton DY4 7LJ

WELL PRESENTED Modern 3 Bedroom Semi Detached Home on a SOUGHT AFTER DEVELOPMENT, WALKING DISTANCE TO TRAIN STATION. Having a Lounge, Fitted Kitchen, 3 Bedrooms, Family Bathroom, En Suite to Master Bedroom, Driveway, Detached Garage & Gardens. IDEAL FOR A FIRST TIME BUYER. Viewing Recommended

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Reception Hall

stairs off to first floor & Storage Cupboard

Guest Cloakroom

Lounge

15' 4" x 16' 5" (4.67m x 5.00m)

Having patio doors to rear garden

Fitted Kitchen

7' 6" x 8' 11" (2.29m x 2.72m)

On The First Floor

Landing

Bedroom One

11' 9" x 10' (3.58m x 3.05m)

En Suite Shower Room

Bedroom Two

10' 8" x 7' 8" (3.25m x 2.34m)

Having airing cupboard housing Central Heating Boiler

Bedroom Three

10' 1" x 7' 4" (3.07m x 2.24m)

Family Bathroom

Outside

To Front

Lawn and Pathway

Detached Garage

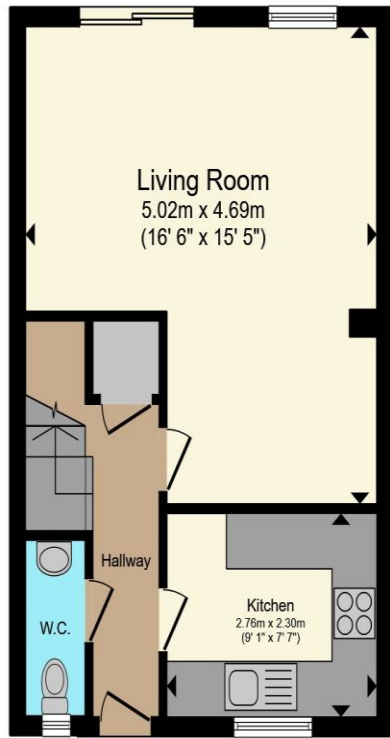
To Rear

Rear Garden

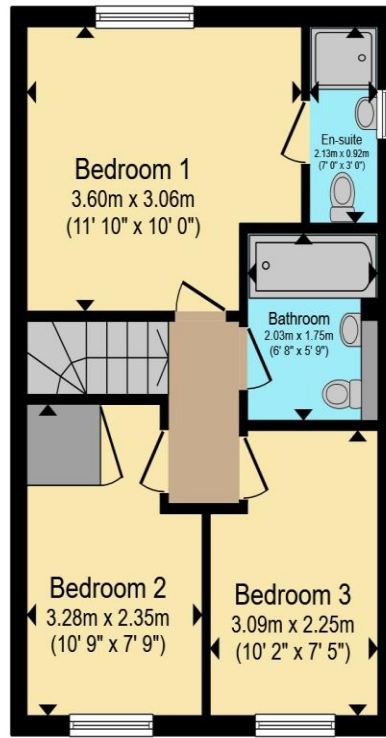
Having lawn, patio area and gate to side







Ground Floor



First Floor

Total floor area 70.1 m² (754 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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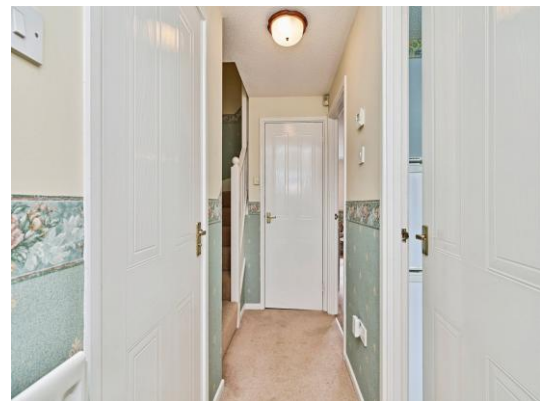
73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PT1105167 - 0002

Tenure:Freehold EPC Rating: Awaited

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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