for sale

£270,000 Freehold

Paul Dubberley



Myrtle Terrace Tipton DY4 0BX

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Property Description

Situated on a highly sought-after estate, this spacious three-bedroom semi-detached home offers excellent family living accommodation throughout. The property benefits from two generous reception rooms, providing versatile space for both relaxing and entertaining, along with a practical utility room and integral garage.

Outside, the beautifully landscaped rear garden creates an attractive and low-maintenance outdoor space, perfect for enjoying the warmer months. To the front, a spacious driveway provides ample off-road parking for multiple vehicles.

Conveniently located close to local amenities, schools, and transport links, this well-presented property is an ideal family home, viewing is highly recomended.

Do you need help selling your property?
Do you need help finding the right mortgage?
Do you have a property to let?

Here at Paul Dubberley and Co Great Bridge we offer free advice on the house buying, selling and letting process. Contact us on 0121 522 3733 or tipton@pauldubberley.co.uk

Reception Hall

having stairs to first floor

Lounge

14' 10" max x 16' 6" max (4.52m max x 5.03m max)

Dining Room

11' 6" x 8' 9" (3.51m x 2.67m)
Having Patio door to rear garden

Fitted Kitchen

11' x 7' 1" (3.35m x 2.16m)

Utility

9' 3" x 7' 7" (2.82m x 2.31m)
Having door to rear garden

On The First Floor

Landing

Bedroom One

12' 6" x 9' 5" (3.81m x 2.87m)
Having built in wardrobes

Bedroom Two

9' 11" x 8' 5" (3.02m x 2.57m)
Having built in wardrobes

Bedroom Three

8' 11" x 5' 11" (2.72m x 1.80m)
Having built in wardrobes over bulk head

Family Bathroom

Seperate Toilet

Outside

To Front

Driveway

To Rear

Rear Garden

Having Astro turf & patio area

Agents Notes

AGENTS NOTES 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 MM149350 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has the benefit of legal rights(known as 'easements') granted in a 2020 Transfer document.

The property is subject to rights that may have been granted in older leases.

Adjoining buildings have rights of support (to ensure they stay upright), protection, and entry onto the land for maintenance.

There are rights for drainage and the supply of water, gas, and electricity through the land.

A company and the successors of previous owners have rights to use the canal basin for loading and unloading materials related to furnaces, such as iron ore.

The local council has rights to enter the land to access a sewer and manhole.

The Midlands Electricity Board has rights to lay and maintain underground electric lines.

The property is subject to any rights granted to the owner of a nearby property in a 2018 Transfer.

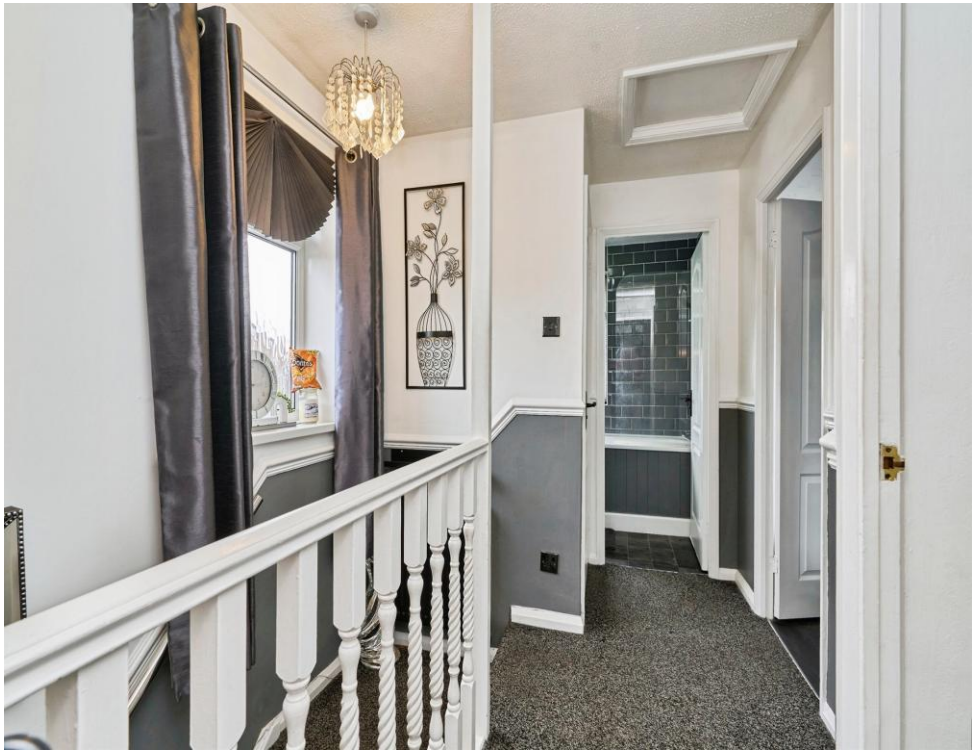






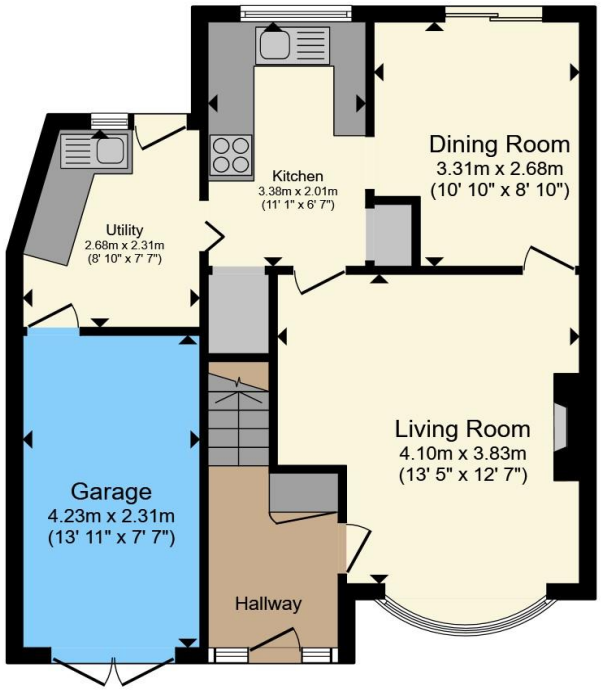




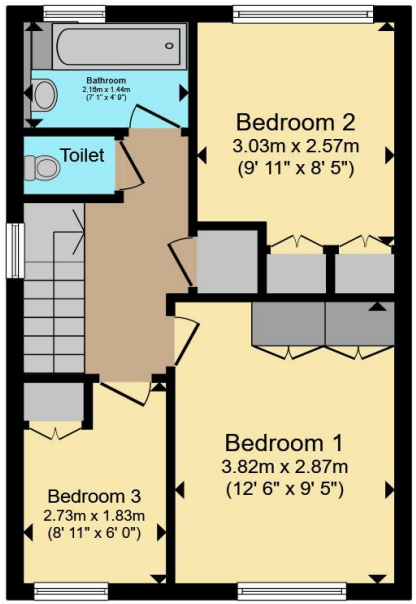





Rebel
Girl



Ground Floor



First Floor

Total floor area 92.5 m² (996 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
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EPC Rating: C

Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PTI105416

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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