

for sale

offers over **£200,000** Freehold



## Warren Close Tipton DY4 9PG

\*A well-presented two bedroom semi-detached home in a sought after area featuring a lounge, fitted kitchen, family bathroom and rear garden. Located within walking distance to local amenities and schools.\*



# Property Details

## Entrance Porch

### Lounge 12' 8" x 13' 6" ( 3.86m x 4.11m )

Double glazed window to front aspect; Central heated radiator; Gas fire; Stairs to first floor

Double glazed window to rear aspect; Central heated radiator; Bath; Toilet; Basin; Partially tiled

### Kitchen 9' 8" x 13' 5" ( 2.95m x 4.09m )

Double glazed windows to rear aspect; Central heated radiator; Wall and base units; Integrated oven; Worktop mounted hob; Space for appliances; Pantry; Double glazed side door to garden

## Landing

Double glazed window to side aspect; Central heated radiator; Airing cupboard; Access to loft

### Bedroom One 11' 6" x 10' 6" ( 3.51m x 3.20m )

Double glazed windows to front aspect; Central heated radiator; Storage cupboard

### Bedroom Two 11' 4" x 7' 6" ( 3.45m x 2.29m )

Double glazed window to rear aspect; Central heated radiator

## Bathroom



To view this property please contact Paul Dubberley on

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BILSTON WV14 0AX

Property Ref: PBI104808 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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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