

for sale

£230,000 Freehold



## Wood Street Tipton DY4 9BQ

TRADITIONAL SEMI DETACHED Family Home, situated in a MOST SOUGHT AFTER AREA and BEING CLOSE TO LOCAL SHOPPING, SCHOOLS AND WALKING DISTANCE TO TIPTON TRAIN STATION. VIEWING HIGHLY RECOMMENDED. Reception hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Family Shower Room, Front & Rear

# Wood Street Tipton DY4 9BQ

## Reception Hall

Having stairs to first Floor

## Lounge

16' 9" max x 11' 2" max ( 5.11m max x 3.40m max )  
having doors to rear garden

## Dining Room

10' 11" max x 13' 6" max ( 3.33m max x 4.11m max )  
Having Bay Window to Front

## Fitted Kitchen

11' 10" x 8' ( 3.61m x 2.44m )  
Having door to rear garden

## On The First Floor

### Landing

### Bedroom One

13' 5" max x 10' 6" max ( 4.09m max x 3.20m max )  
Having bay window to front & Fitted Wardrobes

### Bedroom Two

10' 6" x 10' 10" ( 3.20m x 3.30m )  
Having Fitted Wardrobes

### Bedroom Three

7' 11" x 5' 11" ( 2.41m x 1.80m )  
Having built in storage Cupboard

### Family Shower Room



## Outside

### To Front

Pathway & lawn

### To Rear

Lawn, Patio Area, Shed and gate to front

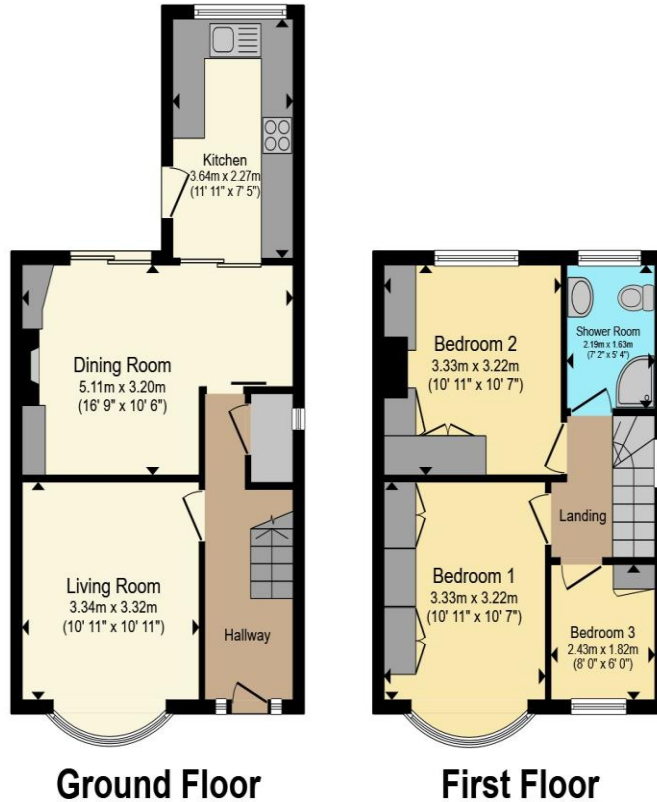
## Agents Notes

Title register restrictions (WM803435):

- The property is subject to a rule from a 1962 legal document regarding 'light or air'. This usually means the owner cannot build anything that would block the natural light or airflow to a neighbour's house.
- The property is subject to rights that were kept by a previous owner in a 1962 document. This means others may have legal permission to use or access parts of the land for specific purposes.

These are called 'easements', which are legal rights to use or access neighbouring land for specific benefits, such as for maintenance or utility services.





Total floor area 78.0 m<sup>2</sup> (840 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**  
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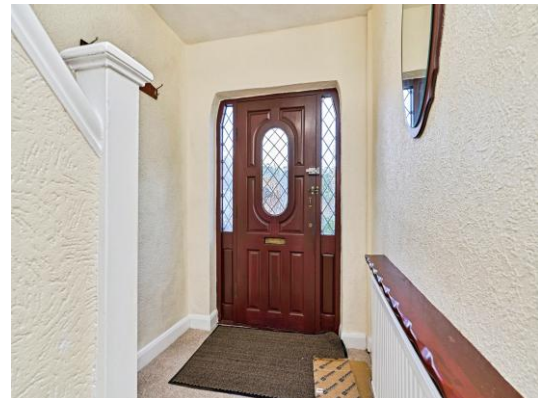
73 Great Bridge  
 TIPTON DY4 7HF

Property Ref: PTI105276 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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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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