

for sale

£300,000 Freehold



Myrtle Terrace Tipton DY4 0BX

SUPERBLY PRESENTED Modern LINK DETACHED Family Home in a SOUGHT AFTER AREA, Close to SCHOOLS & EXCELLENT TRANSPORT LINKS. Having an Open Plan Lounge Kitchen Diner, Conservatory, Three Bedrooms, Family Bathroom & Downstairs W.C, Driveway, EV Charging Point, Rear Garden,

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Entrance Hall

Having Stairs to First Floor

Open Plan Lounge/Diner/Kitchen

24' 7" max x 23' 6" max (7.49m max x 7.16m max)
having doors to conservatory

Conservatory

9' 2" x 8' 10" (2.79m x 2.69m)

On The First Floor

Landing

Bedroom One

12' 6" x 9' 5" (3.81m x 2.87m)

Bedroom Two

12' 2" x 8' 4" (3.71m x 2.54m)

Bedroom Three

9' 5" x 5' 11" (2.87m x 1.80m)

Outside

To Front

Double Driveway

Having EV Charging Point

To Rear

Rear Garden

having lawn & Patio area

Agents Notes

Title register restrictions (WM789852):

- The property is subject to restrictive covenants, which are rules that limit how the land can be used, as set out in a document from October 2002.
- The current owner has made a legal promise (a covenant) to follow existing rules and to cover any costs if those rules are broken.







Total floor area 93.7 m² (1,009 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

**Paul
Dubberley**

To view this property please contact Paul Dubberley on

T 0121 522 3733
E greatbridge@pauldubberley.co.uk

73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PT1105353 - 0003

Tenure: Freehold EPC Rating: D

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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