

for sale

£180,000 Freehold



## Monins Avenue Tipton DY4 7XQ

WELL PRESENTED MODERN MID TERRACED FAMILY HOME IN A POPULAR LOCATION Having WATERWAY VIEWS & Being Ideal for a FIRST TIME BUYER ! ALL LOCAL AMENITIES CLOSE TO HAND. Lounge, Fitted Kitchen, Two Bedrooms, Family Bathroom, Two Car Tandem Driveway + Rear Garden. MUST BE VIEWED !

# Monins Avenue Tipton DY4 7XQ

## Reception Hall

Having Stairs to First Floor

## Lounge

14' 1" x 14' 11" ( 4.29m x 4.55m )  
Having patio door to rear garden

## Fully Fitted Kitchen

9' 6" x 8' 6" ( 2.90m x 2.59m )

## On The First Floor

### Landing

### Bedroom One

13' 1" x 10' 8" ( 3.99m x 3.25m )  
Having Built in Wardrobes

### Bedroom Two

13' x 8' 1" ( 3.96m x 2.46m )

### Family Bathroom

## Outside

### To Front

### Two Car Tandem Driveway

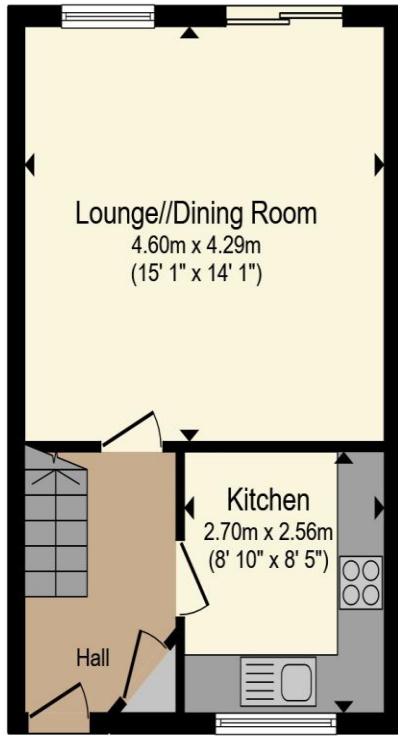
### To Rear

### Garden

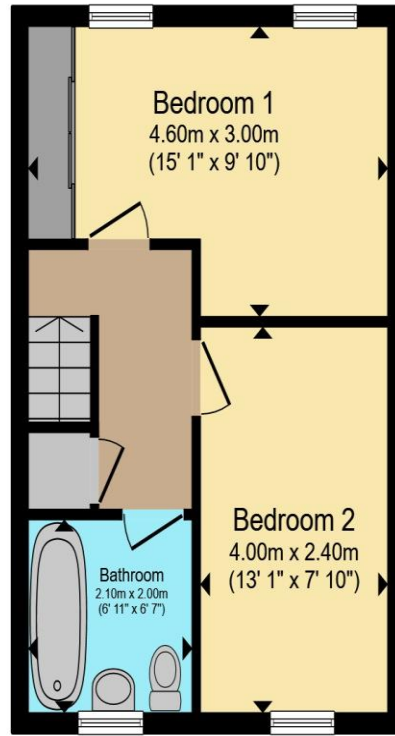
Having Lawn, Patio Area & Gate to Canal







**Ground Floor**



**First Floor**

Total floor area 65.2 m<sup>2</sup> (702 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](http://www.propertybox.io)



To view this property please contact Paul Dubberley on

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Property Ref: PT1105125 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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