

for sale
£220,000 Freehold

**Paul
Dubberley**



Walker Street Tipton DY4 0JU

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Property Description

Situated on a generous plot within a highly sought-after area of Tipton, this well-positioned two-bedroom semi-detached property offers fantastic appeal to first-time buyers, young families, and downsizers.

Conservatory

12' 11" x 10' 9" (3.94m x 3.28m)
Overlooking the garden

The ground floor comprises a welcoming lounge, a spacious kitchen diner perfect for everyday living and entertaining, and a conservatory overlooking the rear garden, providing additional versatile living space. Upstairs, there are two well-proportioned bedrooms and a family bathroom, completing the accommodation.

Outside, the property benefits from a low-maintenance rear garden and a substantial driveway offering off-road parking for up to three vehicles.

Ideally located close to well-regarded schools, local amenities, and within walking distance of a variety of public transport links, this property combines convenience with comfortable living.

On The Ground Floor

Hall Way

With stairs up

Living Room

13' 4" x 11' 3" (4.06m x 3.43m)
With bay window to the front

Kitchen / Diner

12' 4" x 8' 7" (3.76m x 2.62m)



On The First Floor

Bedroom One

11' 2" x 10' 2" (3.40m x 3.10m)
With built in wardrobes

Bedroom Two

8' 8" x 7' (2.64m x 2.13m)
With built in wardrobes

Family Bathroom

6' 9" x 5' 1" (2.06m x 1.55m)
Modern fitted with shower cubicle

Outside

To The Front

Garden space with grass and spacious
driveway with gate to the rear garden

To The Rear

Slabbed patio leading to grass area

Agents Notes

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.









Total floor area 73.2 m² (788 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
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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: D Council Tax
Band: A

view this property online PaulDubberley.co.uk/Property/PTI105464

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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Property Ref: PTI105464 - 0002

