

for sale

£185,000 Freehold



Coppice Street Tipton DY4 9BE

WELL PRESENTED 2 Bedroom Semi Detached Family Home in a SOUGHT AFTER LOCATION, CLOSE TO TRAIN STATION & LOCAL AMENITIES. Having a Through Lounge/Diner, Fitted Kitchen, Conservatory, 2 Bedrooms, En Suite + Family Shower Room, Large Side Driveway & Garden. IDEAL FOR A FIRST TIME BUYER.

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Porch

Entrance Hall

having stairs to first floor

Through Lounge/ Diner

23' 11" max x 15' 2" max (7.29m max x 4.62m max)

Having door to Conservatory

Conservatory

10' 10" x 9' 7" (3.30m x 2.92m)

Having doors to rear garden

Fully Fitted Kitchen

11' 5" x 7' 7" (3.48m x 2.31m)

Having door to Utility

Utility Room

Having doors to Downstairs W.C & Garden

W.C

On The First Floor

Landing

Bedroom One

18' 11" x 7' 6" (5.77m x 2.29m)

Having built in Wardrobes and door to En Suite

En Suite Shower Room

Bedroom Two

Having Built in Wardrobes



Outside

To Front

Having Lawn and Large side Driveway.

To Rear

Large Rear Garden

Having lawn and patio area & Greenhouse

Garage

Agents Not

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.





Total floor area 94.2 m² (1,014 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

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Property Ref: PTI105183 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PTI105183



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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