

for sale

£280,000 Freehold



## Adams Close TIPTON DY4 9LJ

WELL PRESENTED Modern 3 Bedroom Semi Detached Home on a SOUGHT AFTER DEVELOPMENT - IDEAL FOR A FIRST TIME BUYER. Having a Lounge, Fitted Kitchen/Diner , 3 Bedrooms, Family Bathroom, En Suite to Bedroom One, Downstairs W.C, Driveway, EV Charging Point & Gardens. VIEWING HIGHLY RECOMMENDED !

# Adams Close TIPTON DY4 9LJ

## Reception Hall

having stairs to first floor

## Lounge

15' 9" x 9' 11" ( 4.80m x 3.02m )

having door to rear garden

## Fully Fitted Kitchen Diner

20' 4" x 8' 11" ( 6.20m x 2.72m )

## Downstairs W.C

## On The First Floor

## Landing

## Bedroom One

17' 5" x 9' 11" ( 5.31m x 3.02m )

## En Suite Shower Room

## Bedroom Two

12' 6" x 8' 11" ( 3.81m x 2.72m )

## Bedroom Three

8' 4" x 8' 1" ( 2.54m x 2.46m )

## Family Bathroom



## Outside

## To Front

## Driveway

Having EV charging Point and lawn area

## To Rear

## Rear Garden

Having Lawn, Patio Area and gate to front

## Agents Note

Title MM182212 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property benefits from legal rights(easements), such as rights of way or access, granted in a Transfer dated 8 March 2013.

The property benefits from legal rights granted in a Transfer dated 7 December 2021, though it is also subject to any rights the previous owner kept for themselves in that document.

There are legal provisions ensuring the property continues to receive light and air, and defining how boundary structures like fences or walls are managed.

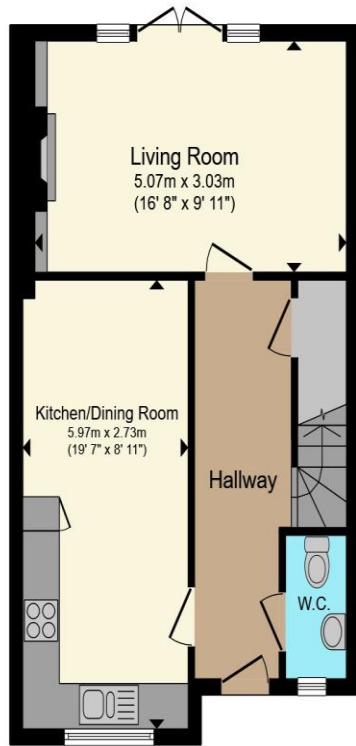
The property is subject to rights granted to Last Mile Electricity Limited, which typically allow them to access or maintain

electricity equipment and cables.

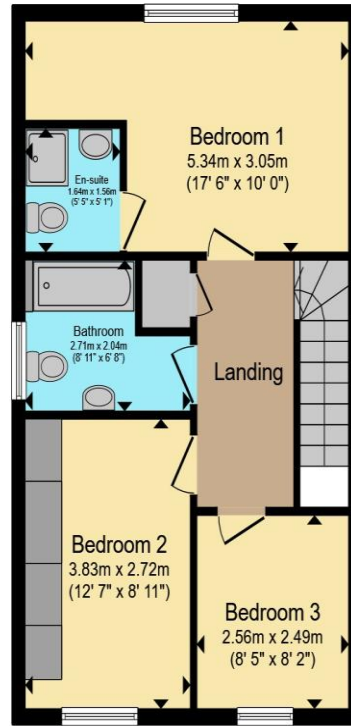
- The owner cannot sell or transfer the property without a certificate from Adams Close Limited confirming that certain rules in the 2021 Transfer have been followed.

- The owner cannot sell or transfer the property without written consent from the Homes and Communities Agency, which is a routine requirement for properties involving their funding.





**Ground Floor**



**First Floor**

Total floor area 94.6 m<sup>2</sup> (1,018 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**  
**E [greatbridge@pauldubberley.co.uk](mailto:greatbridge@pauldubberley.co.uk)**

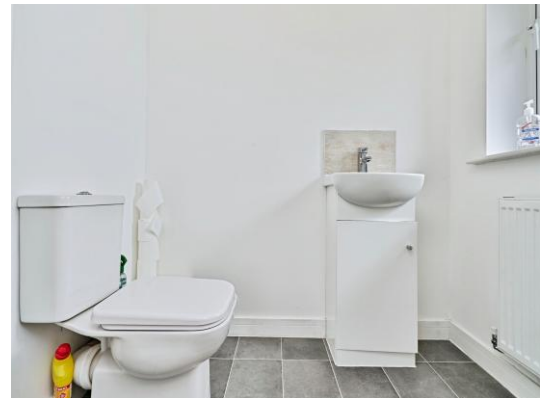
73 Great Bridge  
 TIPTON DY4 7HF

Property Ref: PTI105254 - 0003

Tenure:Freehold EPC Rating: B

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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