



## 38 Lichfield Street, Tipton, DY4 9NJ Offers in excess of £165,000

Goodmove present this three bed mid terrace for sale on Lichfield Street, Tipton.

Situated in a well-established and convenient residential area of Tipton, this spacious three-bedroom semi-detached family home offers over 1,000 sq ft of well-planned accommodation, together with a useful detached outbuilding, making it an excellent opportunity for first-time buyers, families and investors alike.

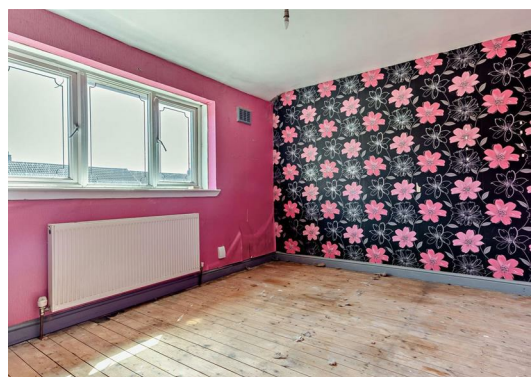
The property enjoys an excellent location within easy reach of a wide range of local amenities, including supermarkets, independent shops, cafés and everyday conveniences. Several well-regarded primary and secondary schools are nearby, making it an ideal choice for families. Commuters will appreciate the excellent transport connections, with Tipton and Dudley Port railway stations providing direct services to Birmingham and Wolverhampton, while the Black Country Route, M5 motorway (Junctions 1 & 2) and the wider Midlands motorway network are all easily accessible.

Internally, the property briefly comprises an enclosed entrance porch leading into a hallway with stairs to the first floor. The living room is flooded with natural light from the attractive bay window and provides ample space for both relaxing and dining. To the rear, the fitted kitchen offers a practical range of storage units with direct access to the rear garden.

Upstairs, the property benefits from three well-proportioned bedrooms, including two doubles and a comfortable single bedroom, ideal as a nursery, child's bedroom or home office. Completing the first floor is a family bathroom with the added convenience of a separate WC.

Outside, the enclosed rear garden offers excellent outdoor space for entertaining, children or pets, while the detached brick-built outbuilding provides approximately 75 sq ft of additional accommodation, perfectly suited as a home office, gym, workshop or secure storage.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please





**Disclaimer**

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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**Section 21**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

| Energy Efficiency Rating   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very energy efficient - lower running costs</i>   |         |           |
| (92 plus) <b>A</b>   |         |           |
| (81-91) <b>B</b>   |         |           |
| (69-80) <b>C</b>   |         |           |
| (55-68) <b>D</b>   |         |           |
| (39-54) <b>E</b>   |         |           |
| (21-38) <b>F</b>   |         |           |
| (1-20) <b>G</b>  |         |           |
| <i>Not energy efficient - higher running costs</i>   |         |           |
| England & Wales <small>EU Directive 2002/91/EC</small>  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i>   |         |           |
| (92 plus) <b>A</b>   |         |           |
| (81-91) <b>B</b>   |         |           |
| (69-80) <b>C</b>   |         |           |
| (55-68) <b>D</b>   |         |           |
| (39-54) <b>E</b>   |         |           |
| (21-38) <b>F</b>   |         |           |
| (1-20) <b>G</b>  |         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i>   |         |           |
| England & Wales <small>EU Directive 2002/91/EC</small>  |         |           |



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