

for sale

£335,000 Freehold



Parkers Way Tipton DY4 9EL

Modern and well-presented four-bedroom semi-detached townhouse, ideally positioned at the end of a quiet street. This attractive home benefits from a detached garage and a low-maintenance garden, perfect for easy outdoor living and providing excellent potential for further use (subject to planning).



Property Details

Entrance Hall

Having Stairs to First floor

Downstairs W.C

Fully Fitted Kitchen 14' 6" x 8' (4.42m x 2.44m)

Lounge 18' 8" x 15' (5.69m x 4.57m)

Having double doors to rear garden & understairs storage cupboard

On The First Floor

Landing

Having built in storage cupboard

Bedroom Two 14' 5" x 8' 5" (4.39m x 2.57m)

Bedroom Three 12' 3" x 8' 5" (3.73m x 2.57m)

Bedroom Four 9' 1" x 6' 5" (2.77m x 1.96m)

Family Bathroom

On The Second Floor

Landing

Having Built in Storage Cupboard

Bedroom One 23' 2" max x 11' 3" max (7.06m max x

3.43m max)

Having Built in Storage Cupboard

En Suite Shower Room

Outside

To Front

Driveway To Side

Detached Garage 17' 6" x 9' (5.33m x 2.74m)

having door to rear garden

To Rear

Rear Garden

Having patio area and gate to front

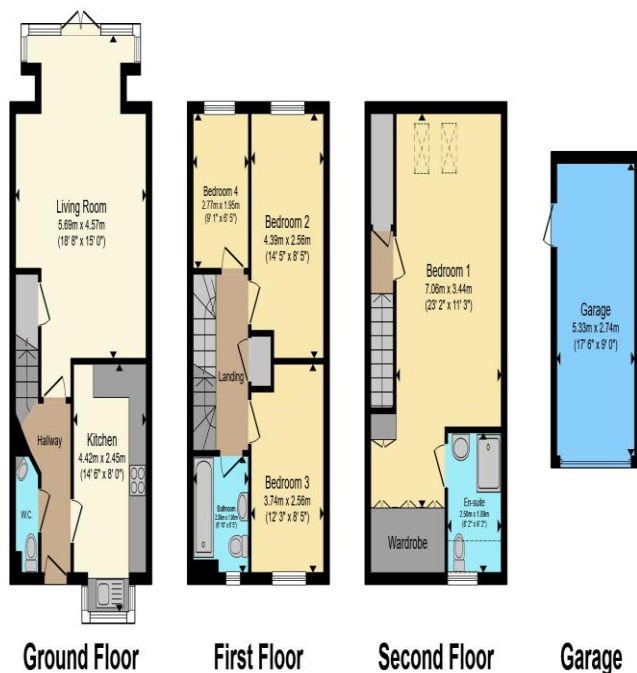
Agents Notes

The sellers advise that they pay £191 per annum as a contribution towards upkeep of the private Road.

Interested parties should satisfy themselves about parking arrangements including

availability, access, proximity and tenure as the vendor had advised the property does not have a dropped kerb.

Title MM51336 contains beneficial rights or easements



To view this property please contact Paul Dubberley on

T 0121 522 3733
E greatbridge@pauldubberley.co.uk

73 Great Bridge
TIPTON DY4 7HF

Property Ref: PT1105256 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: C

Total floor area 133.7 m² (1,439 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. 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.



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.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk