

for sale

offers over **£225,000** Freehold



Tozer Street Tipton DY4 9QD

Superbly Presented / Improved Extended Semi Detached Family Home
Offering the benefit of Corner Plot, Upvc Double Glazing, Gas Central
Heating and Viewing Highly Recommended.

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Porch

Reception Hall

stairs off to first floor, Feature flooring

Lounge

14' x 12' 9" (4.27m x 3.89m)

upvc double glazed window, radiator, feature flooring

Fitted Kitchen / Dining Room

19' 9" x 6' 9" (6.02m x 2.06m)

inset sink unit, fitted base and drawer cupboards, roll top working surfaces, tiled surrounds, built in oven, fitted hob, extractor hood, radiator, 2 upvc double glazed windows, wall cupboards, door to rear garden, under stairs storage cupboard

Utility Room

11' 3" x 7' (3.43m x 2.13m)

inset sink unit, base and drawer cupboards, roll top working surface, appliance space, upvc double glazed window, wall cupboards

On The First Floor

Landing

upvc double glazed window

Bedroom One

13' x 12' 2" (3.96m x 3.71m)

upvc double glazed window, radiator

Bedroom Two

10' 1" x 8' 9" (3.07m x 2.67m)

upvc double glazed window, radiator

Bedroom Three

7' 7" x 6' 5" (2.31m x 1.96m)

upvc double glazed window, radiator

Family Bathroom

9' 2" x 6' 1" (2.79m x 1.85m)

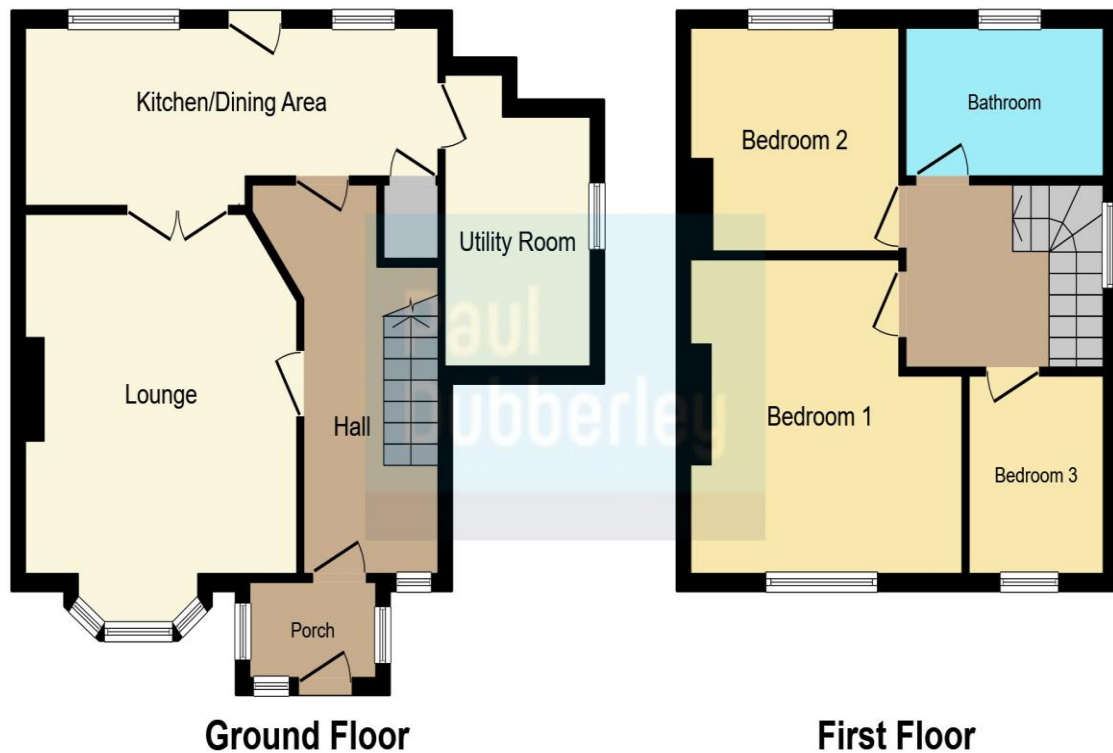
panelled bath, wash hand basin, low level w.c. tiled surrounds, upvc double glazed window, tiled floor



Outside

To The Rear: Attractive Garden, Paved Pathway, Large Rear Store.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Paul Dubberley on

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Property Ref: PTI103855 - 0007

Tenure: Freehold EPC Rating: D

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PTI103855



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.

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