

for sale

offers over **£200,000** Freehold



Warren Close Tipton DY4 9PG

WELL PRESENTED 2 Bedrooomed Semi Detached Home on a IN A SOUGHT AFTER AREA, WALKING DISTANCE TO LOCAL AMENITIES and SCHOOLS With a Lounge, Fitted Kitchen, 2 Bedrooms, Family Bathroom, Rear Garden. IDEAL FOR A FIRST TIME BUYER. Viewing Recommended

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Porch

Lounge

13' 6" max x 12' 8" (4.11m max x 3.86m)

Having Stairs to First Floor

Fully Fitted Kitchen

13' 6" max x 9' 9" max (4.11m max x 2.97m max)

Door to Rear Garden

On The First Floor

Landing

Having Airing Cupboard

Bedroom One

11' 6" max x 10' 7" max (3.51m max x 3.23m max)

Having Built in Storage Cupboard

Bedroom Two

11' 5" x 7' 6" (3.48m x 2.29m)

Family Bathroom

Outside

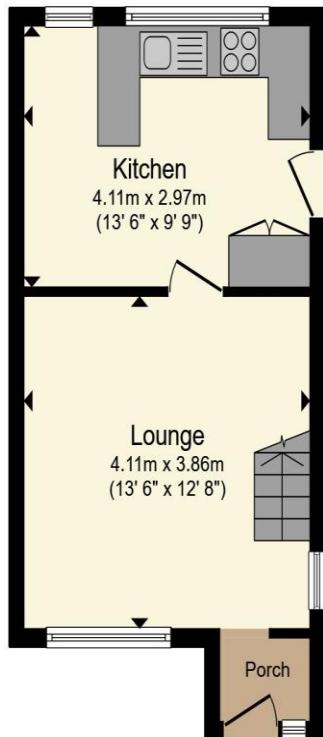
Side Driveway & Front Lawn

Rear Garden

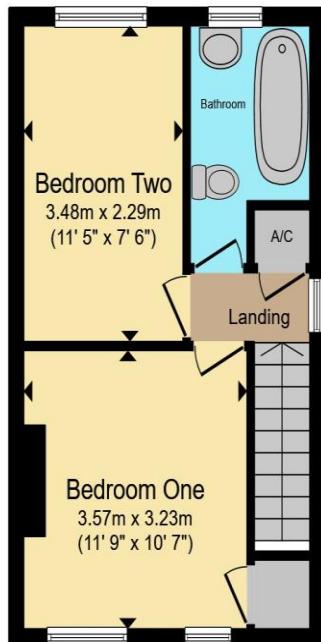
Having Raised Patio area and steps down to lawn







Ground Floor



First Floor

Total floor area 58.9 m² (634 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

**Paul
Dubberley**

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TIPTON DY4 7HF**

Property Ref: PTI104968 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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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.

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