

for sale

£200,000 Freehold



Eastfield Road Tipton DY4 0TE

Middle Terraced Family Home IDEAL FOR A FIRST TIME BUYER.
Occupying a Great Location with all amenities close at hand. 3 Bedrooms,
Lounge, Dining Room, Fitted Kitchen, Family Bathroom, Downstairs W.C +
Resident Parking, Viewing is Recommended.

Eastfield Road Tipton DY4 0TE

Reception Hall

stairs off to first floor, meter cupboard, store cupboard

Guest Cloakroom

low level w.c. wash hand basin

Lounge

13' 1" x 11' 10" (3.99m x 3.61m)

upvc double glazed bow window, radiator, door to outside

Dining Room

11' 2" x 7' 10" (3.40m x 2.39m)

upvc double glazed window, radiator

Fitted Kitchen

12' 2" x 7' 10" (3.71m x 2.39m)

inset sink unit, fitted base and drawer cupboards, roll top working surfaces, built in oven, fitted hob, extractor hood, appliance space, upvc double glazed window, tiled surrounds, wall cupboards

On The First Floor

Landing

store cupboard

Bedroom One

12' 6" x 8' 6" (3.81m x 2.59m)

upvc double glazed window, fitted wardrobes, radiator

Bedroom Two

11' 10" x 10' 2" (3.61m x 3.10m)

upvc double glazed window, radiator

Bedroom Three

9' 10" x 6' (3.00m x 1.83m)

upvc double glazed window, radiator

Family Bathroom

10' 6" max x 7' 10" max (3.20m max x 2.39m max)

panelled bath, wash hand basin, low level w.c. shower cubicle, upvc double glazed window



Outside

To The Front: Double Gates, Block Paved, Parking

To The Rear: Gravel Area, Pathway, Rear Gate

Agents Notes

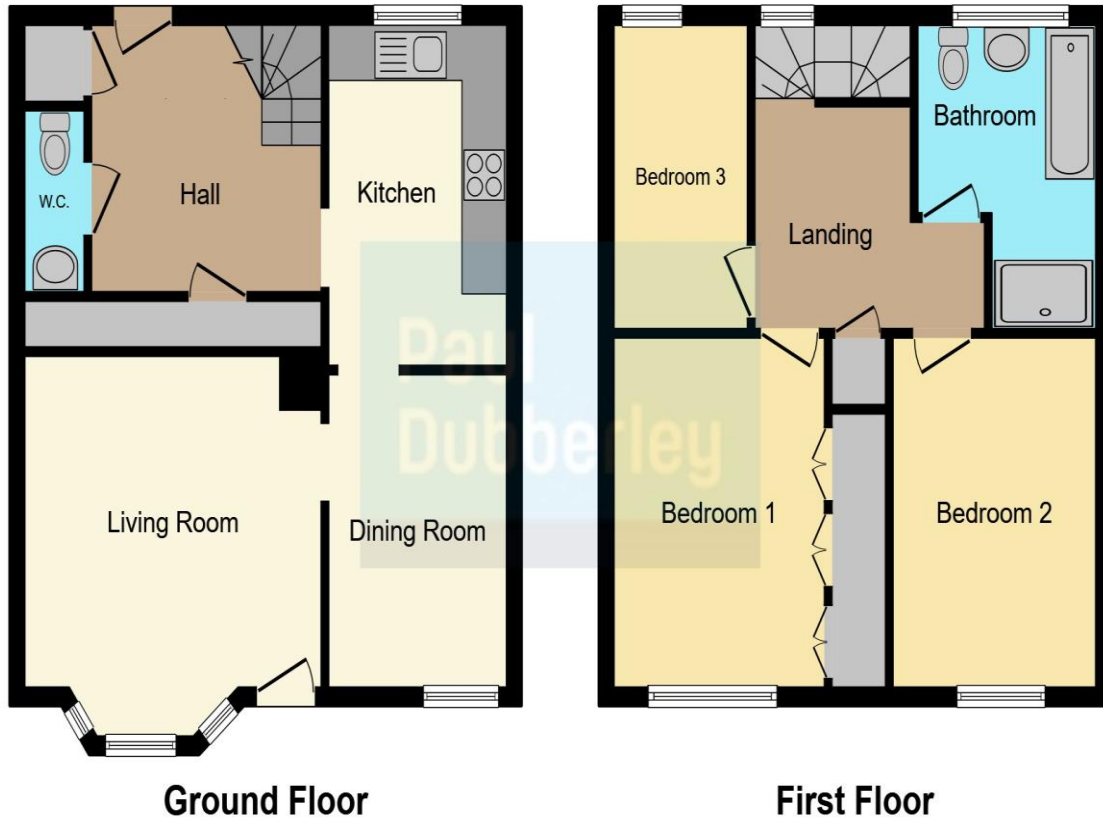
You may not be able to let this property This property has an energy rating of F. It cannot be let, unless an exemption has been registered.

<https://find-energy-certificate.service.gov.uk/energy-certificate/8876-7529-4779-4152-0902>

There is a easement on the title, please enquire with the branch - The property has the benefit of easements, which are legal rights to use parts of neighbouring land for specific purposes, such as for service pipes or access. These rights were granted when the property was sold under the Housing Act.

The property is also subject to easements, which means neighbours or service providers may have legal rights to access parts of this land, for example, to maintain shared utility cables or pipes.





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.focalagent.com

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: PTI100336 - 0006

Tenure:Freehold EPC Rating: F

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PTI100336



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