

for sale

£290,000 Freehold



Grace Road Tipton DY4 0PG

MODERN SEMI DETACHED FAMILY HOME making it **IDEAL FOR A FIRST TIME BUYER**, **EXCELLENT TRANSPORT LINKS**, close to **LOCAL SCHOOLS**. Having Lounge, Fitted Kitchen/Diner, 3 Bedrooms, Family Bathroom, **INTEGRAL Garage**, Downstairs W.C, Driveway and Rear Garden. **VIEWING HIGHLY RECOMMENDED.**

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Reception Hall

Having Stairs to First Floor

Fitted Kitchen

10' 4" max x 9' 5" max (3.15m max x 2.87m max)

Lounge/Diner

18' 9" x 11' (5.71m x 3.35m)

Downstairs W.C

On The First Floor

Landing

Bedroom One

18' 1" x 11' 3" (5.51m x 3.43m)

Bedroom Two

14' 6" x 8' 5" (4.42m x 2.57m)

Bedroom Three

10' 6" x 10' 1" (3.20m x 3.07m)

Outside

To Front

Large Driveway

Integral Garage

To Rear

Rear Garden

Having lawn & patio area

Agents Notes

Title register restrictions (WM872562):

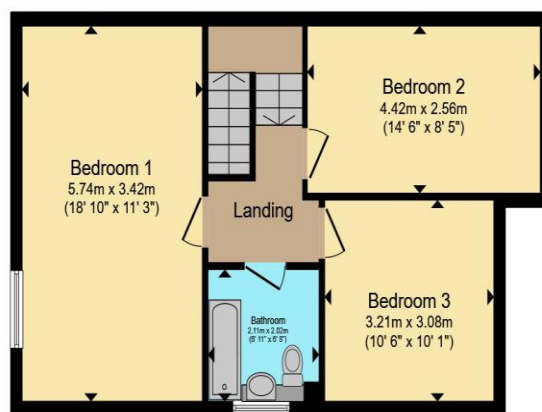
- The property must not be used for the sale or supply of alcohol, nor can it be used as a social club.
- The owner cannot build any structures or plant trees near the electricity lines on the property without first getting written permission from the electricity company.
- The owner is not allowed to raise or lower the ground levels in any way that would affect the electricity equipment.
- There are additional rules (restrictive covenants) mentioned in the 2004 and 2005 legal transfers that limit certain activities on the land to protect the local area.







Ground Floor



First Floor

Total floor area 105.8 m² (1,139 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



To view this property please contact Paul Dubberley on

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Property Ref: PTI105235 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PTI105235



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.

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