

for sale

offers over **£210,000** Freehold



## Highfield Road Tipton DY4 0RB

**A WELL PRESENTED MID TERRACED FAMILY HOME, IDEAL FIRST TIME PURCHASE or BUY TO LET INVESTMENT. 3 Bedrooms, Lounge, Fitted Kitchen, DRIVEWAY, Rear Garden, VIEWING HIGHLY RECOMMENDED !**

# Highfield Road Tipton DY4 0RB

## Entrance Hall

Having stairs to first floor

## Lounge

13' 6" max x 10' 6" max ( 4.11m max x 3.20m max )

## Fitted Kitchen

13' 9" x 10' 1" ( 4.19m x 3.07m )

## Downstairs W.C

## On The First Floor

## Landing

## Bedroom One

14' 1" max x 10' 9" max ( 4.29m max x 3.28m max )

Having Fitted Wardrobes

## Bedroom Two

8' 11" x 6' 9" ( 2.72m x 2.06m )

## Bedroom Three

10' x 7' 10" ( 3.05m x 2.39m )

## Family Bathroom

Having built in airing cupboard

## Outside

## To Front

## Driveway

## To Rear

## Rear Garden

Having Lawn, patio area, shed & gate to front

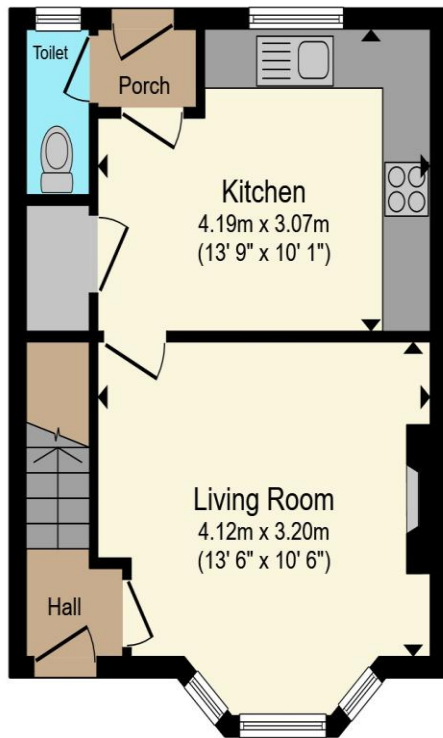
## Agents Notes

This property is in a former mining area, it would be beneficial to conduct a mining search, please speak with your conveyancer - Coal Mining report is available to view - please speak to Branch

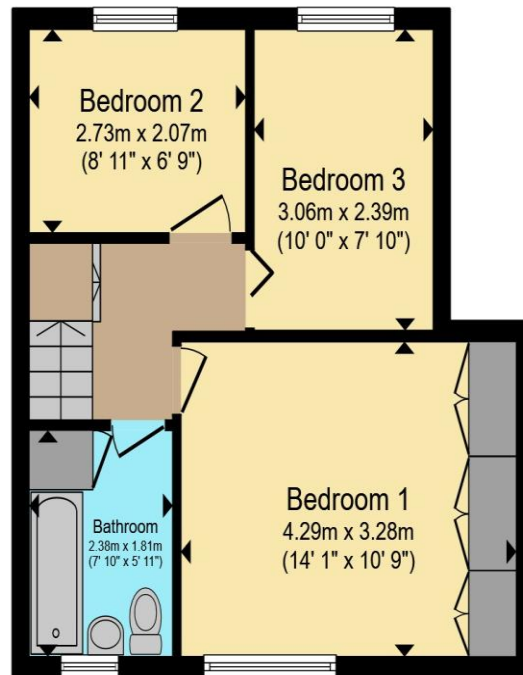
There is a easement on the title, please enquire with the branch - shared entry to rear gardens







**Ground Floor**



**First Floor**

Total floor area 69.3 m<sup>2</sup> (746 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: PT1104829 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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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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