Paul Dubberley

PaulDubberley.co.uk

for sale

offers over **£200,000** **Freehold**

Laburnum Road Tipton DY4 9QS

WELL PRESENTED END TERRACED FAMILY HOME In an EXCELLENT LOCATION, close to LOCAL SCHOOLS and ALL AMENITIES. Comprising of Lounge, Fitted Kitchen, Three Bedrooms, Family Shower Room, Large Garden & Driveway VIEWING HIGHLY RECOMMENDED TO APPRECIATE THIS LOVELY PROPERTY

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Porch

Entrance Hall
Having Stairs to First Floor

Lounge
13' 7" max x 13' 3" max (4.14m max x 4.04m max)

Fully Fitted Kitchen
13' 5" max x 8' 5" max (4.09m max x 2.57m max)

On The First Floor

Landing

Bedroom One
13' 3" max x 9' 11" max (4.04m max x 3.02m max)
Having built in wardrobes

Bedroom Two
10' 10" max x 8' 6" max (3.30m max x 2.59m max)

Bedroom Three
10' 3" max x 6' 10" max (3.12m max x 2.08m max)

Family Shower Room
Having Walk in Shower

Outside

To Front

Block Paved Driveway

To Rear

Large Garden
Having Lawn and Large Shed

Ground Floor **First Floor** **Outbuilding**

Total floor area 89.1 m² (959 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: PTI104788 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PTI104788

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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