

for sale

£375,000 Freehold



Cory Croft Tipton DY4 8TY

WELL PRESENTED Modern 3 Bedroom Detached Home on a SOUGHT AFTER DEVELOPMENT, CLOSE TO TRAIN STATION. Having a Lounge, Fitted Kitchen, Dining Room, Family Room, Conservatory, 3 Bedrooms, Family Bathroom, En Suite Shower Room to Master, Driveway & Garden. Viewing Recommended

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Reception Hall

Having stairs to first floor

Downstairs W.C

Lounge

13' 5" x 11' 11" (4.09m x 3.63m)

Dining Room

Having patio door to Conservatory

Family Room

15' 6" x 7' 8" (4.72m x 2.34m)

Kitted Kitchen

15' 6" x 7' 8" (4.72m x 2.34m)

Conservatory

14' 3" x 10' 11" (4.34m x 3.33m)

having door to rear garden

On The First Floor

Landing

Bedroom One

11' 5" max x 9' 3" max (3.48m max x 2.82m max)

having Built In wardrobes

En Suite Shower Room

Bedroom Two

10' 2" max x 7' 4" max (3.10m max x 2.24m max)

Having Built in wardrobes

Bedroom Three

10' 4" max x 7' 6" max (3.15m max x 2.29m max)

having door to storage area

Storage

7' 7" x 7' 4" (2.31m x 2.24m)

Family Bathroom



Outside

To Front

Large Driveway

To Rear

Rear Garden

having lawn and patio area

Agents Note

Title register restrictions (WM599687):

- The owner must not build anything on the land except for detached, semi-detached, or terraced houses and garages.
- The property must only be used as a private home and not for any business or trade.
- The owner must not do anything on the land that causes a nuisance, damage, or annoyance to the neighbours or the previous commercial owner.
- The owner cannot build any structures or plant trees near the electricity lines without getting written approval from Midlands Electricity Plc first.
- The owner is not allowed to change the height of the ground in a

way that would interfere with the electricity equipment.

- The owner does not have a legal right to 'light and air' if it would stop the nearby gas works from being developed. This means you cannot legally object if a new building nearby blocks your light or view.

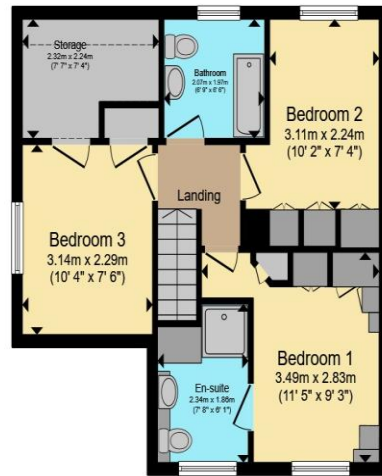
- The owner must follow specific rules regarding the maintenance and style of boundary structures like fences and walls.

- The current owner has given a legal promise to follow all the rules mentioned in the property records and to take responsibility if those rules are broken.





Ground Floor



First Floor

Total floor area 119.7 m² (1,289 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**

To view this property please contact Paul Dubberley on

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TIPTON DY4 7HF

Property Ref: PT1105365 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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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.

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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