Paul Dubberley

PaulDubberley.co.uk

for sale

£260,000 **Freehold**

Rosemary Road Tipton DY4 8TH

Situated on a desirable and well-maintained estate, this attractive three-bedroom modern build family home occupies a generous corner plot, offering excellent kerb appeal. The property features spacious and versatile living accommodation, ideal for modern family life. Early viewing recommended.

Rosemary Road Tipton DY4 8TH

Reception Hall
Having Stairs to First Floor

Downstairs W.C

Lounge
15' 1" max x 9' 11" max (4.60m max x 3.02m max)
Having patio door to rear garden

Fully Fitted Kitchen
16' max x 14' max (4.88m max x 4.27m max)
having a range of integrated appliances

On The First Floor

Landing

Bedroom One
10' max x 14' 8" max (3.05m max x 4.47m max)

En Suite Shower Room

Bedroom Two
16' 2" x 8' 3" (4.93m x 2.51m)

Bedroom Three
11' 1" max x 6' 8" max (3.38m max x 2.03m max)

Family Bathroom

Outside

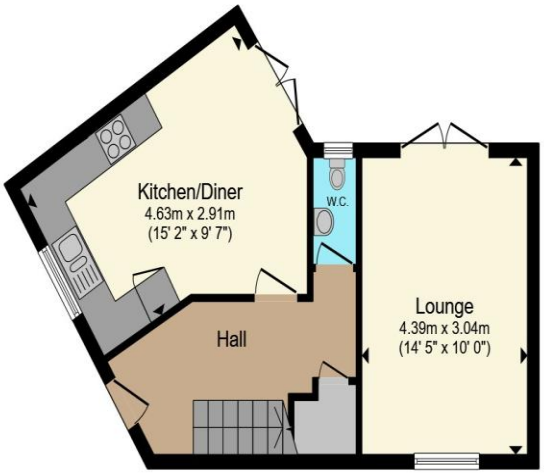
To Front

Driveway & Flower Beds

To Rear

Garden
having Lawn and Patio area

Agents Note
AGENTS NOTE TO BUYERS - Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.



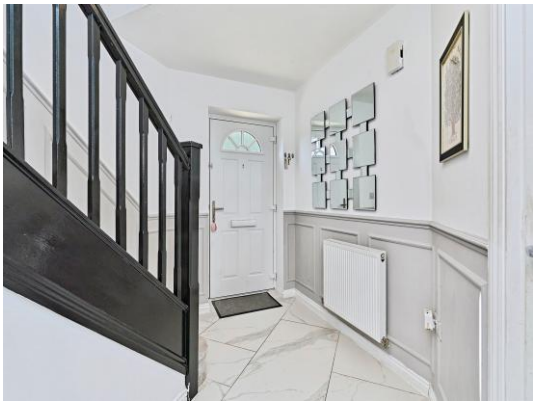
Ground Floor

First Floor

Total floor area 81.3 m² (876 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

T 0121 522 3733
E greatbridge@pauldubberley.co.uk

73 Great Bridge
TIPTON DY4 7HF

Property Ref: PTI105322 - 0007

Tenure:Freehold EPC Rating: B

Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PTI105322

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.