

for sale

£250,000 Freehold



Wilmot Drive Tipton DY4 9TA

Well-presented three-bedroom semi-detached home on a quiet and popular residential estate. Ideally located close to highly regarded schools and a range of local amenities, this property offers spacious family living throughout. This CHAIN FREE property is perfect for first time buyers!

Wilmot Drive Tipton DY4 9TA

Reception Hall

Having stairs to the first floor

Lounge

10' 11" x 15' (3.33m x 4.57m)

Archway through to kitchen

Fully Fitted Kitchen

8' 11" x 14' (2.72m x 4.27m)

Door to rear garden

On The First Floor

Landing

Bedroom One

13' 1" x 8' 2" (3.99m x 2.49m)

Bedroom Two

11' 3" x 7' 8" (3.43m x 2.34m)

Bedroom Three

8' 10" x 5' 7" (2.69m x 1.70m)

Family Bathroom

5' 11" x 5' 7" (1.80m x 1.70m)

Outside

Driveway

Rear Garden

Three tier garden with slabs and astro turf, outside tap and gate to front.

Fully Fitted Kitchen

13' 10" x 8' 10" (4.22m x 2.69m)

Agents Notes

Title register restrictions (WM662555):

- The owner cannot build any structures or plant trees near the electricity lines without getting written approval from Midlands Electricity Plc.
- The owner must not change the ground levels in a way that affects the electricity equipment.
- There are 'restrictive covenants' (legal promises not to do certain things) from 1997 that the owner must follow.
- There are rules about maintaining boundary structures like

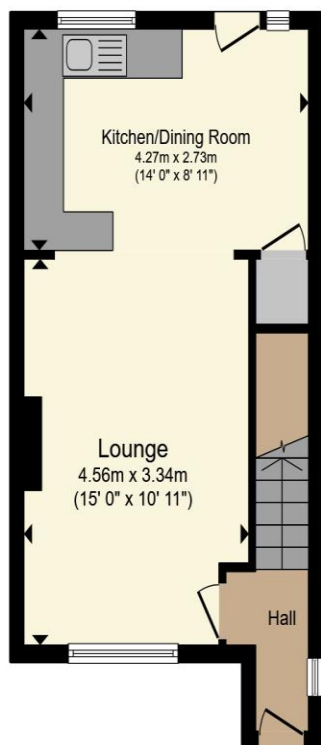


fences and ensuring that light and air to neighbouring properties are not blocked.

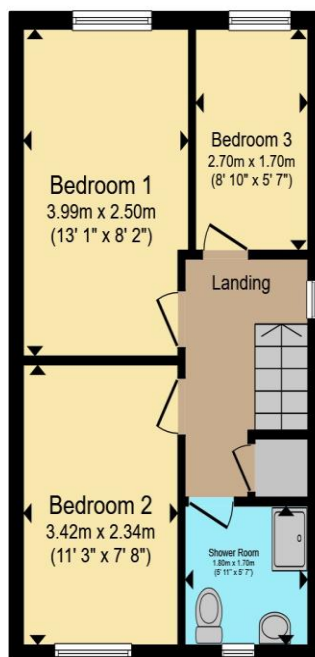
- The owner must follow specific rules regarding the sewers on the land as agreed with Severn Trent Water Limited.

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 65.5 m² (705 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

Connells

To view this property please contact Paul Dubberley on

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Property Ref: PT1105387 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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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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