

for sale

£270,000 Freehold



## Park Lane East Tipton DY4 8RP

WELL PRESENTED TRADITIONAL END TERRACED FAMILY HOME IN A POPULAR LOCATION Close to ALL LOCAL AMENITIES and WALKING DISTANCE TO DUDLEY PORT TRAIN STATION. Lounge, Dining Room, Kitchen, Three Bedrooms, Family Bathroom, Downstairs W.C & shower Room, EXTENSIVE PARKING AREA AT REAR.

# Park Lane East Tipton DY4 8RP

## Reception Hall

Having Stairs to First Floor

## Lounge

14' 9" max x 11' 3" max ( 4.50m max x 3.43m max )  
having Bay Window

## Dining Room

10' 4" x 9' 5" ( 3.15m x 2.87m )

## Fitted Kitchen

11' 5" x 7' 11" ( 3.48m x 2.41m )

## Downstairs Shower Room

## On The First Floor

## Landing

## Bedroom One

15' max x 12' max ( 4.57m max x 3.66m max )

## Bedroom Two

10' max x 9' 5" max ( 3.05m max x 2.87m max )

## Bedroom Three

7' 6" x 7' 3" ( 2.29m x 2.21m )

## Family Bathroom

## Cellar

## Outside

## To Front

Enclosed Walled & Paved area

## To Side And Rear

Gate access to rear garden being majority paved and used for multiple car parking with small garden area.







Total floor area 96.9 m<sup>2</sup> (1,043 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](http://www.propertybox.io)



To view this property please contact Paul Dubberley on

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Property Ref: PTI105208 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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