Paul Dubberley

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for sale

offers in excess of **£245,000** **Freehold**



Factory Road Tipton DY4 9AU

A beautifully presented modern three-bedroom semi-detached home positioned on a desirable corner plot, featuring a fully fitted kitchen, spacious garden with summer house, rear driveway, and energy-efficient solar panels. Stylish and spacious living for both first time buyers and familys.

Factory Road Tipton DY4 9AU

Reception Hall

Having stairs to first floor

Lounge

14' 11" x 10' 8" (4.55m x 3.25m)

Fully Fitted Kitchen

11' 9" x 8' 10" (3.58m x 2.69m)

Conservatory

9' 6" x 9' 6" (2.90m x 2.90m)

On The First Floor

Landing

Bedroom One

13' x 7' 10" (3.96m x 2.39m)

Bedroom Two

10' 11" x 7' 7" (3.33m x 2.31m)

Bedroom Three

9' x 5' 9" (2.74m x 1.75m)

Family Bathroom

Outside

Rear Driveway

Rear Garden

Having Patio Areas, A Summer House, Beach Hut, Hot and Cold Outdoor Shower & gate to front

Agents Notes

Title register restrictions (WM650458):

- The owner cannot build any structures or plant trees near the electricity lines without getting permission from the electricity company first and they have the right to enter the land to install, check, and repair power lines and equipment.

- The property is subject to restrictive covenants (binding rules) from 1997 that limit how the property can be used to protect the character of the area.

- There are rules about not blocking light or air to neighbours and how boundary fences or walls must be looked after.

- We have been unable to verify if Planning Permission or BuildingRegulation Certification are required for the previous works undertaken to the property. We ask that you make enquiries to

satisfy yourself and seek guidance from your conveyancer.













Total floor area 74.3 m² (800 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

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To view this property please contact Paul Dubberley on

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73 Great Bridge
TIPTON DY4 7HF

Property Ref: PTI105292 - 0008

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PTI105292

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.