

for sale

£300,000 Freehold



Thursfield Road Tipton DY4 8TJ

Well-presented four-bedroom semi-detached home offering spacious accommodation throughout, perfect for families. The property benefits from a driveway providing off-road parking for two vehicles, generous living space, and a private rear garden. A perfect family home.

Thursfield Road Tipton DY4 8TJ

Entrance Hall

12' 1" x 9' 6" (3.68m x 2.90m)

Kitchen Diner

15' 8" x 9' 10" (4.78m x 3.00m)

Lounge

15' 8" x 9' 10" (4.78m x 3.00m)

Downstairs W/C

Shower Room

Outside

Rear Garden

Driveway

On The First Floor

Bedroom One

12' 5" x 9' 10" (3.78m x 3.00m)

En-Suite

Bedroom Two

13' 5" x 9' 2" (4.09m x 2.79m)

Family Bathroom

On The Second Floor

Bedroom Three

11' 1" x 9' 10" (3.38m x 3.00m)

Bedroom Four

Agents Note:-

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.

Title MM73850 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has the benefit of certain legal rights (known as easements) and is also subject to rights reserved for others, as detailed in a 2016 document. These often relate to access or shared services.

The land is subject to legal rights (easements) granted to Midlands Cable Communications Ltd in a1995 document, which allow them to access the land to maintain cable equipment.

There are specific rules in the 2016 document regarding the right



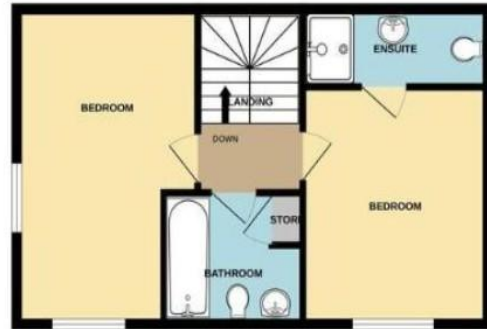
to receive light and air, and how boundary structures like fences or walls are managed.



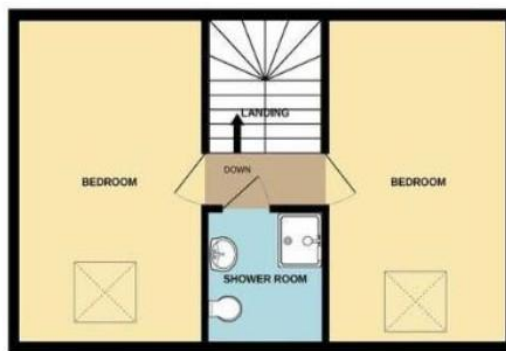
GROUND FLOOR



1ST FLOOR



2ND FLOOR



To view this property please contact Paul Dubberley on

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 TIPTON DY4 7HF

Property Ref: PTI105422 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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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.

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