

for sale

£260,000 Freehold



## Castle Road TIPTON DY4 8EA

Spacious Three Bedroom Semi Detached Family home ideally located on a popular residential estate. Offering Excellent Transport Links and Close Local Amenities, this property needs to be seen to appreciate the size and finish within. NO UPWARD CHAIN

# Castle Road TIPTON DY4 8EA

## Porch

Access from front Garden Access to Hallway

## Hallway

Access from Porch, Access to Dining Room and Lounge, Stairs to Landing

## Lounge

12' 1" max x 12' max ( 3.68m max x 3.66m max )

Front Double Glazed Bay Window, Feature Fireplace, Open Plan access through to Dining Room.

## Dining Room

12' 5" max x 12' 5" max ( 3.78m max x 3.78m max )

Access from Hallway and Lounge, Rear Patio Door to Rear Garden, Featured Fireplace, Access to Breakfast Room.

## Breakfast Room

10' 6" max x 8' 11" max ( 3.20m max x 2.72m max )

Two Side Double Glazed Window, Access to Basement, Utility room which could be used as office space.

## Kitchen

9' 1" max x 7' 10" max ( 2.77m max x 2.39m max )

Access from Breakfast Room, Side Access to Rear Garden, Side and Rear Double Glazed Window, Skylight, Wall and Base Units with Worktop Over, Room for Whitegoods and Appliances.

## Basement

Large Basement access via stairs from Breakfast Room. Ideal for Storage,

## Downstairs Wc

Access from Kitchen via small Hallway, Rear Double Glazed Window, WC.

## Landing

Stairs from Hallway, Access to Bathroom and Two Bedrooms, Stairs up to Bedroom Two

## Bedroom One

15' 9" max x 11' 11" max ( 4.80m max x 3.63m max )

Two Front Double Glazed Windows, Central Heated Radiator, Access to En-Suite



## En-Suite

Side Double Glazed Window, WC, Wash Hand Basin, Tiled Splashback, Shower Cubicle.

## Bedroom Three

12' 2" max x 8' 10" max ( 3.71m max x 2.69m max )

Side Double Glazed Window.

## Bathroom

Rear Double Glazed Window, Stand Alone Bathtub, WC, Wash Hand Basin.

## Bedroom Two

15' 9" x 14' 9" ( 4.80m x 4.50m )

Access from Landing via Stairs, Three Skylights. Storage area's.

## Outside

### Rear Garden

having lawn and patio area





Total floor area: 143.1 sq.m. (1,540 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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Property Ref: PTI104964 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B

**view this property online [PaulDubberley.co.uk/Property/PTI104964](http://PaulDubberley.co.uk/Property/PTI104964)**



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