Paul Dubberley

PaulDubberley.co.uk

for sale

offers over **£300,000** **Freehold**

Standbridge Way Tipton DY4 8TS

Modern Detached Family Home Located on a Most Sought After Development whilst offering the benefit of Gas Central Heating and Double Glazing.

Standbridge Way Tipton DY4 8TS

Reception Hall

Guest Cloakroom

Living Room
14' x 11' 9" (4.27m x 3.58m)

Conservatory
9' 7" x 9' (2.92m x 2.74m)

Dining Room
9' 7" x 9' (2.92m x 2.74m)

Fitted Kitchen
11' 5" x 10' 1" (3.48m x 3.07m)

On The First Floor

Landing

Bedroom One
12' 4" x 12' 2" (3.76m x 3.71m)

En Suite Shower Room

Bedroom Two
11' 6" x 10' (3.51m x 3.05m)

Bedroom Three
10' 8" x 8' 2" max into recess (3.25m x 2.49m max into recess)

Family Bathroom

Outside

Garage

Rear Garden

Ground Floor **First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Paul Dubberley on

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Property Ref: PTI103561 - 0007

Tenure:Freehold EPC Rating: D

Council Tax Band: D

view this property online PaulDubberley.co.uk/Property/PTI103561

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.