

for sale

£325,000 Freehold



The Oaks Elizabeth Walk Tipton DY4 0AD

SUPERBLY PRESENTED MODERN DETACHED BUNGALOW ON A HIGHLY SOUGHT AFTER PRIVATE DEVELOPMENT & in a CUL-DE-SAC LOCATION. Having Lounge, Fully Fitted Kitchen/Diner, 3 BEDROOMS, Family Bathroom + En Suite (to Bed 1) Conservatory, Gardens, Driveway/Parking Area

The Oaks Elizabeth Walk Tipton DY4 0AD

Entrance Hall

Having Storage Cupboard and door to all rooms

Lounge

14' 5" x 10' 2" (4.39m x 3.10m)

Having Doors to Conservatory

Fitted Kitchen/Diner

14' 5" x 11' 5" max (4.39m x 3.48m max)

Conservatory

14' 5" x 8' 2" (4.39m x 2.49m)

Having French doors to rear Garden

Bedroom One

13' 9" max x 10' 2" max (4.19m max x 3.10m max)

Having Fitted wardrobes

En Suite

Having Sit Down Bath/Shower

Bedroom Two

12' 6" x 6' 11" (3.81m x 2.11m)

Bedroom Three

12' 6" x 7' 7" (3.81m x 2.31m)

Family Bathroom



Outside

To Front

Private Road /Gated Entrance

Parking Area

Rear Garden

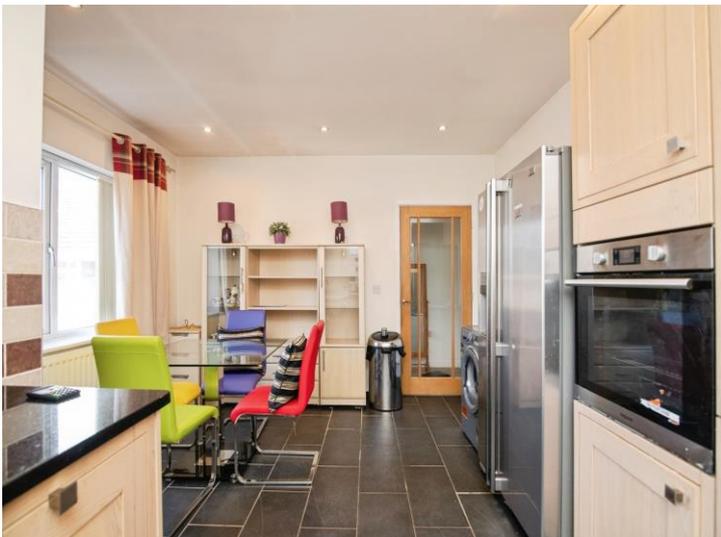
Having Wrap Around 3 Tier Garden with Grass and Patio Area

Agents Notes

There is a easement on the title, please enquire with the branch - (Driveway behind Gates)

The sellers advise that they pay £84 per annum as a contribution towards upkeep of Entrance Gates & Courtyard, this is an informal agreement between the 4 properties in the Cul-de-Sac. We would advise any potential buyer requests that their Conveyancer confirms this information to their satisfaction.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.





Floor Plan

Total floor area 92.6 m² (997 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



To view this property please contact Paul Dubberley on

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Property Ref: PTI104842 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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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.

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.

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