

for sale

£350,000 Freehold



Wooding Crescent Tipton DY4 0BQ

BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME in a POPULAR LOCATION, close to ALL LOCAL AMENITIES. having Lounge, Fully Fitted Kitchen, 4 bedrooms, (1 Bedroom + EnSuite is Downstairs) Family Bathroom, Large Driveway, Rear Garden with Brick built Garden Room - Ideal as a HOME OFFICE.

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Porch

Lounge

22' 6" max x 10' 11" max (6.86m max x 3.33m max)
Having stairs to first floor & Double doors to Kitchen/Diner

Fully Fitted Kitchen/Diner

18' 2" max x 18' max (5.54m max x 5.49m max)
Having Double Doors to Rear Garden

Bedroom One

10' 11" x 6' 11" (3.33m x 2.11m)
having door to En suite

En Suite Shower Room

On The First Floor

Landing

Having Storage Cupboard

Bedroom Two

11' 3" x 10' (3.43m x 3.05m)
Having Fitted Wardrobes

Bedroom Three

9' 10" x 9' max (3.00m x 2.74m max)
Having Fitted Wardrobes

Bedroom Four

8' 10" max x 8' 4" max (2.69m max x 2.54m max)
Having Fitted Wardrobes

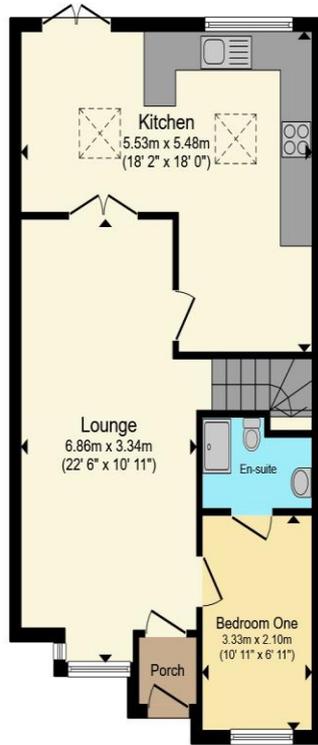
Family Bathroom

Outside To Front Large Driveway

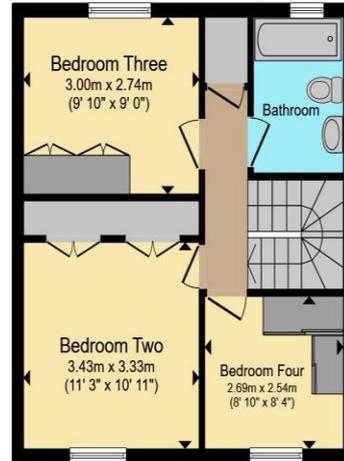
To Rear Garden Having Patio Area & Lawn, side gate to front Summer House/Garden Office







Ground Floor



First Floor

Total floor area 97.1 m² (1,045 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: PTI105088 - 0003

Tenure:Freehold EPC Rating: E

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PTI105088



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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