

for sale

offers in the region of **£300,000** Freehold



St. Helens Avenue Tipton DY4 7LR

Modern Detached Family Home Located On a Sought After Development. Offering the benefit of Upvc Double Glazing, Gas Central Heating and Attractive Accommodation for which Viewing is Highly Recommended.

St. Helens Avenue Tipton DY4 7LR

Porch

sealed unit upvc front door, upvc double glazed windows,

Reception Hall

stairs off to first floor,

Guest Cloakroom

upvc double glazed window, low level w.c. wash hand basin, tiled surrounds

Lounge

upvc double glazed bay window, double doors to dining room, feature fireplace with fitted gas fire, radiator

Dining Room

double glazed sliding patio doors to conservatory, feature flooring, radiator

Conservatory

upvc double glazed windows, upvc double glazed French doors to rear garden, feature flooring

Fitted Kitchen

upvc double glazed window, inset sink unit, fitted base and drawer cupboards, roll top working surfaces, tiled surrounds, built in oven, fitted hob, extractor hood, appliance space, wall cupboards, corner display units

Utility Room

door to conservatory, door to garage, inset sink unit, appliance space



On The First Floor

Landing

airing cupboard

Bedroom One

upvc double glazed window, radiator

En Suite Shower Room

upvc double glazed window, shower cubicle, wash hand basin, low level w.c. tiled surrounds, radiator

Bedroom Two

upvc double glazed window, built in store cupboard, radiator

Bedroom Three

upvc double glazed window, radiator

Bedroom Four

upvc double glazed window, radiator

Family Bathroom

upvc double glazed window, panelled bath, wash hand basin, low level w.c. tiled surrounds, radiator

Outside

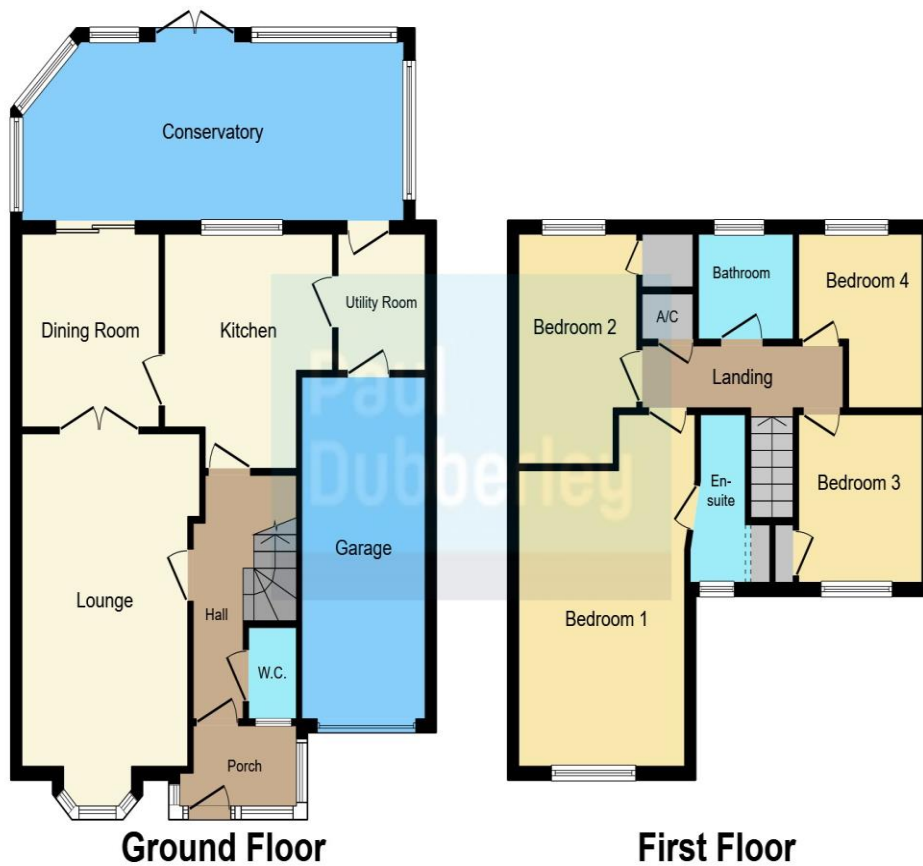
To The Front: Secure Driveway, Wrought Iron Railings, Wrought Iron Gates, Gravel Fore Garden

To The Rear: Attractive Garden, Feature Oval Lawn, Surrounding Gravel Borders, Side gate

Garage

Up/over door, door to utility room





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

T 0121 522 3733
E greatbridge@pauldubberley.co.uk

73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PTI102400 - 0005

Tenure: Freehold

EPC Rating: C

view this property online PaulDubberley.co.uk/Property/ref-PTI102400



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.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk