

for sale

offers in the region of **£175,000** Freehold



The Coppice Tipton DY4 0EA

Traditional Detached Occupying a quiet cul de sac location. Having the benefit of Upvc Double Glazing & Gas Central Heating.
Mining Report Available.

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Vestibule

Reception Hall

stairs off to first floor, radiator

Lounge

10' 8" x 10' 8" (3.25m x 3.25m)

upvc double glazed window, radiator, tiled fireplace

Dining Room

10' 8" x 10' 1" (3.25m x 3.07m)

upvc double glazed window, radiator

Kitchen

7' 8" x 6' 5" (2.34m x 1.96m)

stainless steel sink unit with cupboards below, electric cooker point, tiled surrounds, appliance space, upvc double glazed window, door to rear garden



On The First Floor

Landing

upvc double glazed window, store cupboard

Bedroom One

11' 2" x 10' 5" (3.40m x 3.17m)

upvc double glazed window, radiator, built in wardrobe

Bedroom Two

11' 3" x 10' 4" (3.43m x 3.15m)

upvc double glazed window, radiator, built in wardrobe

Bedroom Three

7' 9" x 6' 4" (2.36m x 1.93m)

upvc double glazed window, radiator

Family Bathroom

7' 9" x 5' 5" (2.36m x 1.65m)

panelled bath, wash hand basin, low level w.c. tiled surrounds, 2

upvc double glazed windows

Outside

To The Front: Dwarf Walling, Wrought Iron Railing

To The Rear: Pathway, Side Gate, Lawn, Flowering Borders

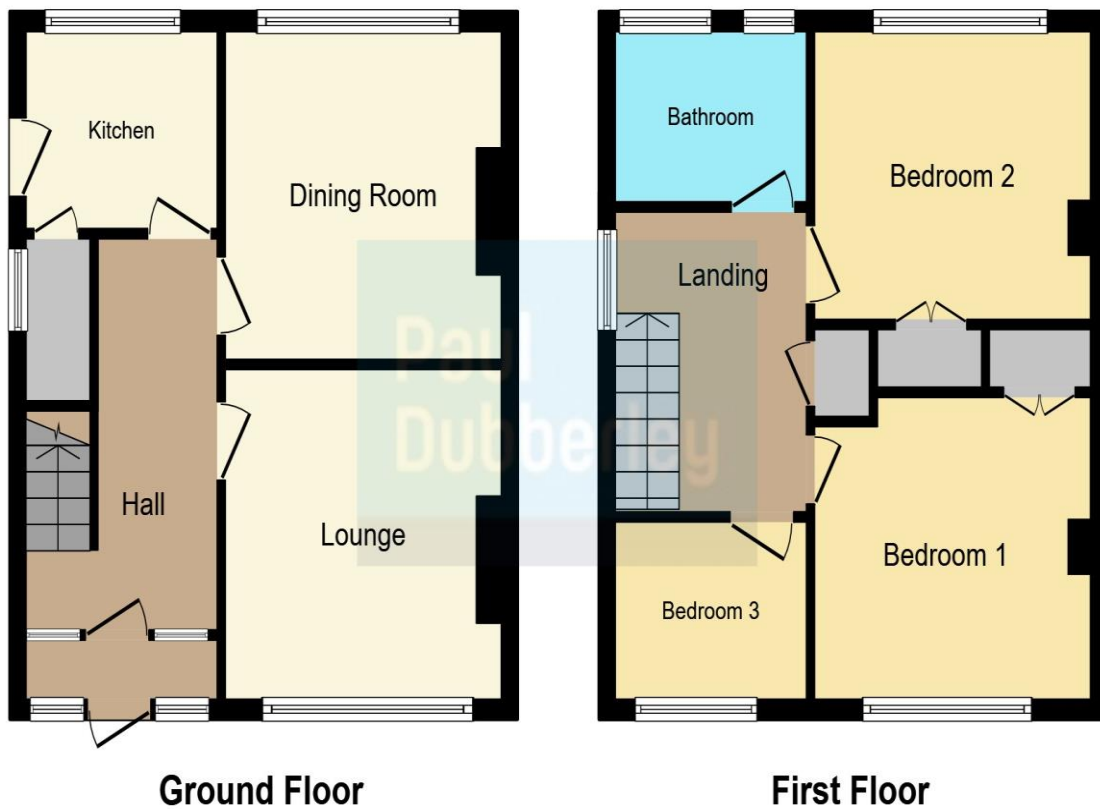
Agents Notes:-

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England, Scotland and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Coal Mining Report Available

Council Tax Band :- C





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: PTI102815 - 0012

Tenure: Freehold

EPC Rating: D

view this property online PaulDubberley.co.uk/Property/PTI102815



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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