

for sale

offers in the region of **£310,000** 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

14' 5" x 11' 7" (4.39m x 3.53m)

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

Dining Room

9' 6" x 9' 4" (2.90m x 2.84m)

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

11' 6" x 8' (3.51m x 2.44m)

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

7' 9" x 6' 9" (2.36m x 2.06m)

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



On The First Floor

Landing

airing cupboard

Bedroom One

15' 7" x 10' 1" (4.75m x 3.07m)

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En Suite Shower Room

9' x 4' 1" (2.74m x 1.24m)

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

Bedroom Two

9' 1" x 8' (2.77m x 2.44m)

upvc double glazed window, built in store cupboard, radiator

Bedroom Three

9' 1" x 8' (2.77m x 2.44m)

upvc double glazed window, radiator

Bedroom Four

8' 6" x 8' (2.59m x 2.44m)

upvc double glazed window, radiator

Family Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

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

17' 2" x 8' (5.23m x 2.44m)

Up/over door, door to utility room

Council Tax Band :- D





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: PTI102870 - 0004

Tenure: Freehold

EPC Rating: C

view this property online PaulDubberley.co.uk/Property/PTI102870



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