

for sale
£350,000 Freehold

**Paul
Dubberley**



Mansion Drive Tipton DY4 7LW

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Property Description

Beautifully presented throughout and finished to a modern standard, this impressive four-bedroom detached home is the perfect choice for families seeking space, style, and practicality.

Upon entering, you are welcomed into a bright and inviting hallway with a convenient downstairs W.C. The heart of the home is the spacious open-plan lounge and dining area, creating the ideal setting for both everyday family life and entertaining. Flowing seamlessly from this space is a practical utility area, while the delightful conservatory to the rear provides additional living space and enjoys pleasant views over the garden.

To the first floor, the property offers four well-proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a stylish family bathroom.

Further enhancing the home's appeal, the loft is accessed via a ladder and has been boarded, providing excellent storage space.

Externally, the property enjoys attractive gardens to the front, side, and rear, offering plenty of outdoor space for families to enjoy, while the driveway and garage provide ample parking and storage solutions.

Porch

Hallway

With W/C and stairs to first floor

Lounge

16' 3" x 11' (4.95m x 3.35m)

Kitchen/Diner

20' 2" x 11' 8" (6.15m x 3.56m)

Conservatory

9' 5" x 9' 10" (2.87m x 3.00m)

Utility

6' 9" x 5' 5" (2.06m x 1.65m)

Garage

16' 9" x 7' 10" (5.11m x 2.39m)

Door from utility

On The First Floor

Bedroom One

17' 6" max x 10' (5.33m max x 3.05m)

With fitted wardrobes

En-Suite

9' 7" x 5' (2.92m x 1.52m)

Bedroom Two

9' 11" x 8' (3.02m x 2.44m)

With built in wardrobes

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)

Bedroom Four

8' 6" x 7' 10" (2.59m x 2.39m)

Family Bath

6' 7" x 5' 5" (2.01m x 1.65m)

Loft

Boarded with ladders

Outside

To The Front

Garden and driveway

To The Side

Gate to garden space at side of property

To The Rear

Slabbed area and grass space - Summer house with lighting and electrics

Agents Notes

AGENTS NOTE TO BUYERS - Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding

We have been unable to verify if Planning Permission or Building Regulation Certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.







To view this property please contact Paul Dubberley on

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EPC Rating: Council Tax
Awaited 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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