

for sale
£325,000 Freehold

**Paul
Dubberley**



Weston Drive, Tipton DY4 0AE

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Property Description

Situated in a sought-after drive, this exceptional four-bedroom semi-detached property has been recently modernised throughout to create a stylish and contemporary family home finished to an impressive standard. The property's modern finish and neutral décor flow seamlessly throughout, creating a turnkey home ready for its next owners to enjoy.

The ground floor has a large open plan living dining space leading through to a beautifully refitted kitchen which has been newly completed to a high standard. A convenient downstairs W.C. and access to the integral garag, providing excellent storage or potential for further use completed the ground floor.

To the first floor, the property boasts four excellent double bedrooms, providing ample space for growing families, home working, or guest accommodation. The family bathroom is finished with contemporary fittings, complementing the high standard found throughout the home.

Externally, the property continues to impress with a driveway providing off-road parking for two vehicles, while the integral garage offers additional parking or storage solutions.

Presented in outstanding condition and requiring no immediate work, this superb family home offers spacious accommodation, modern styling, and fantastic versatility, making it an opportunity not to be missed.

On Approach

Printed driveway for 2 cars

On The Ground Floor

Hall Way

With stairs up

Lounge / Dining Room

21' 7" x 13' 3" max (6.58m x 4.04m max)

Open plan with bay window to the front and double doors to the garden

W/C

With sink and toilet unit

Kitchen

10' 6" max x 7' 11" max (3.20m max x 2.41m max)

With door to the garden

Garage

14' 6" x 8' 2" (4.42m x 2.49m)

Having integral door and garage door to driveway

On The First Floor

Bedroom One

12' 4" x 10' 3" (3.76m x 3.12m)

Bedroom Two

15' 7" x 7' 11" (4.75m x 2.41m)

Bedroom Three

12' 7" x 7' 11" (3.84m x 2.41m)

Bedroom Four

9' 1" x 6' 6" (2.77m x 1.98m)

Family Bathroom

6' 5" x 6' (1.96m x 1.83m)

With shower over bath.

Outside

Rear Garden

Slabbed and grass area.

Agents Notes

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.

The vendor is currently purchasing the freehold interest in the property, and it is expected that the property will be sold as freehold upon completion. Solicitors will confirm the position during conveyancing.

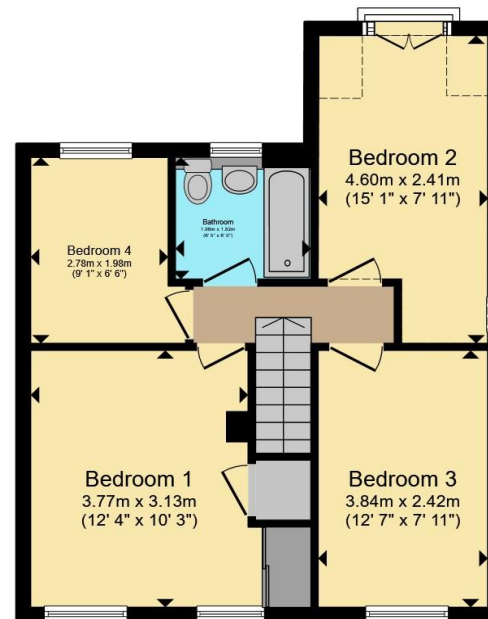








Ground Floor



First Floor

Total floor area 100.1 m² (1,077 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

**Paul
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To view this property please contact Paul Dubberley on

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EPC Rating: Council Tax
Awaited Band: C

view this property online PaulDubberley.co.uk/Property/PTI105498

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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Property Ref: PTI105498 - 0002

